

# STEWART & WATSON

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**8 SEAFIELD CIRCLE**

***BUCKIE, AB56 5AD***



## ***Detached Modern Family Dwellinghouse***

- Popular residential development in coastal town.
- Spacious family home in true move-in condition
- Lounge, Fitted Dining Kitchen, Sun Lounge, Utility Room
- Toilet, Bathroom & 3 Double Bedrooms (1 with en-suite).
- Enclosed rear garden. Integral Garage. Off road parking.

***Offers Over £278,000***

***Home Report Valuation £280,000***

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## 8 SEAFIELD CIRCLE, BUCKIE, AB56 5AD

### TYPE OF PROPERTY

We offer for sale this detached modern family dwellinghouse, which is situated on the south-western fringe of the coastal town of Buckie. The property forms part of a modern residential development in Buckpool close to Seafield Medical Centre, local shops and the popular 18-hole golf course. This beautiful Nairn style home was completed by Springfield Properties in 2019, and offers well-appointed family accommodation over two floors, with full double glazing and a hybrid, air source heat pump/mains gas central heating system. The present owners have presented the property exceptionally well, it has been decorated in fresh neutral tones and all fitted floor coverings (with the exception of the garage) and window blinds are to be included in the price leaving this lovely home in a true move in condition.

### ACCOMMODATION

#### Hallway

Enter through glass panelled exterior door into the entrance hallway which has doors to lounge and integral garage.

Front facing window. The staircase allows access from this area to the first-floor accommodation.



#### Lounge

4.98 m x 3.41 m

Glass panelled door from the hallway. A spacious room with double front facing window. Large walk-in cupboard with fitted shelving, hooks, light and the electric meter. Double glass panelled doors to the dining area of the kitchen



### Dining Kitchen

5.68 m x 2.68 m

Double glass panelled doors from the lounge. Open plan kitchen diner with rear facing window overlooking the garden. The kitchen area has been fitted with a modern selection of base and wall mounted units in a grey coloured,



gloss effect finish with pale grey wood effect countertops and upstands. Integrated induction hob, extractor hood, electric oven, microwave, dishwasher and fridge freezer. One and a half bowl sink and drainer unit with mixer tap. Door to the utility room. Open plan to the sun lounge.



### Sun Lounge

3.78 m x 3.06 m

A lovely room at the rear of the property and open plan from the dining kitchen. Windows on three sides enjoying views

over the rear garden. French doors allow access to the rear garden.



### Utility Room

**2.23 m x 1.97 m**

Side facing window. Fitted with a selection of base and wall mounted units with pale grey coloured, wood effect

countertops and upstands. Sink with drainer unit and mixer tap. Wall mounted central heating boiler. Door to cloakroom toilet. Glass panelled exterior door.



### Cloakroom Toilet

**1.95 m x 1.45 m**

Side facing window. Fitted with a white suite comprising of toilet and wash-hand basin. Modern drawer unit fitted

below the wash-hand basin. Splash back wall tiling. Heated towel ladder radiator .



### Staircase

A carpeted staircase with wooden banister allows access from the entrance hallway to the first floor accommodation. The first-floor landing has doors to the bathroom and all 3 bedrooms. Built in cupboard with fitted shelving. Built in cupboard housing the hot water cylinder. Ceiling hatch allowing access to the loft space, which is partially floored and has power points and lights.

### Bedroom 1

**3.84 m x 3.44 m**

Double size bedroom with double, front facing window. Double built in wardrobe with sliding mirror doors, fitted shelf and hanging rail. Door to en-suite.





### En-suite

**2.20 m x 1.63 m**

Side facing window. Fitted with a white suite comprising of toilet, wash-hand basin and corner shower cubicle. Fitted furniture in a white gloss effect finish providing

useful storage cupboards and concealing the cistern. Wall tiling to dado height and full height in the shower cubicle. Heated towel ladder radiator.



### Bedroom 2

**5.62 m x 3.02 m**

Double size bedroom with double, front facing window. Double built in wardrobe with sliding mirror doors, fitted shelf and hanging rail.





## Bathroom

2.58 m x 2.50 m

Rear facing window. Fitted with a white suite comprising of toilet, wash-hand basin and bath with shower fitment above. Splashback wall tiling to dado height and full height within the bath/shower area. Fitted with a selection of furniture in a wood effect finish providing useful storage cupboards and enclosing the cistern. Heated towel ladder radiator.



### Bedroom 3

4.42 m x 2.62 m

Double size bedroom with double rear facing window. Double built in wardrobe with sliding mirror doors, fitted shelf and hanging rail.



### Integral Garage

6.23 m x 3.03 m

Integral garage with up and over door allowing car access from the driveway. The garage is fully lined. Fitted shelving, hooks, power points and lighting. Door to the entrance hallway.

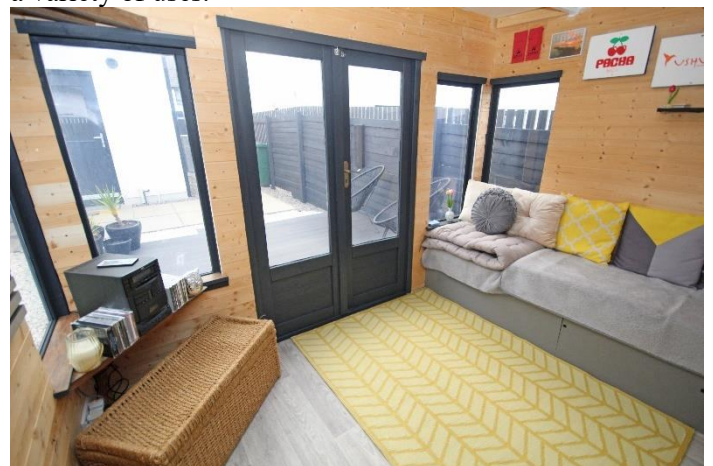
### OUTSIDE

The property occupies a good size site with garden areas surrounding. The garden area to the front of the property has been laid in block paving and stone chips for ease of maintenance allowing access to the garage and providing off road parking for numerous vehicles. A wooden gate at

the side of the property allows access to the rear garden. The rear garden is enclosed making it ideal for those with children and pets. Area laid in grass with stone chip border. Paved patio and composite decking areas provide a super entertaining space and ideal for alfresco dining. Rotary clothes dryer. Outside tap and lights.

### Summerhouse

A lovely addition to the rear garden is this timber garden room providing an excellent entertaining/hobby room. The summerhouse has power and lights and provides space for a variety of uses.





### SERVICES

Mains water, electricity, gas and drainage. Fibre broadband.

### ITEMS INCLUDED

All fitted floorcoverings (with the exception of the garage) and window blinds. The integrated kitchen appliances. Wooden summerhouse.

### Council Tax

The property is currently registered as band D

### EPC Banding

EPC=B

### Viewing

By appointment only which can be arranged by contacting our Buckie Office on 01542 833255

**Email** [buckie.property@stewartwatson.co.uk](mailto:buckie.property@stewartwatson.co.uk)

**Reference** Buckie/CF



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