

# STEWART & WATSON

your **complete** property & legal service

**21 BLAIRDAFF COURT**  
*BUCKIE, AB56 1QW*



## **Top Floor Flat**

- Popular area close to town centre
- Full D.G & gas C.H
- Communal Entrance. Hallway, Large Lounge
- Fitted Dining Kitchen, Bathroom & 2 Bedrooms.
- Communal Car Park. Bin Store.

***Offers Over £75,000***

***Home Report Valuation £75,000***

**[www.stewartwatson.co.uk](http://www.stewartwatson.co.uk)**

## 21 BLAIRDAFF COURT, BUCKIE, AB56 1QW

### TYPE OF PROPERTY

We offer for sale this top floor flat, which forms part of a modern development in a popular location close to the town centre in the coastal town of Buckie. The property is conveniently placed for the schools, leisure centre, town centre, shops and supermarkets. Property benefits from double-glazing, mains gas central heating and a secure entry system.

**The property will be sold as seen and no warranties will be given as to the working order of any of the appliances or services.**

### ACCOMMODATION

#### Communal Entrance

Enter through glazed door with security intercom system on Blairdaff Street into the communal entrance, which is shared by the 6 flats in this block (2 on each floor). Glazed exterior door allowing access to the car park at the rear of the building. Stairway with banister gives access from this area to the first floor and then in turn to the top floor, number 21 is straight ahead.

#### Hallway

Enter into the hallway, which has doors to the lounge, bathroom and both bedrooms. Purpose built

cupboard housing the fuse box. Ceiling hatch allowing access to the loft space.

#### Lounge

**4.68 m x 4.04 m**

Spacious room with double front facing window and front facing Velux style roof window. Door to the dining kitchen.



#### Dining Kitchen

**3.14 m x 2.91 m**

Large rear facing Velux style roof window. Fitted with a selection of base and wall mounted units contrasting countertops and splashback panelling. Integrated gas hob, electric oven and extractor hood. Sink and drainer unit with mixer tap. The gas central heating boiler is concealed within one of the wall units. Fitted table.





**Bedroom 1****3.14 m x 2.93 m**

Double bedroom with large rear facing Velux style roof window. Wardrobe area with fitted shelf and hanging rail.

**Bathroom****2.19 m x 1.88 m**

Front facing Velux style roof window. Fitted with a white suite comprising of toilet, wash-hand basin and bath with shower fitment above. Splashback wall tiling.

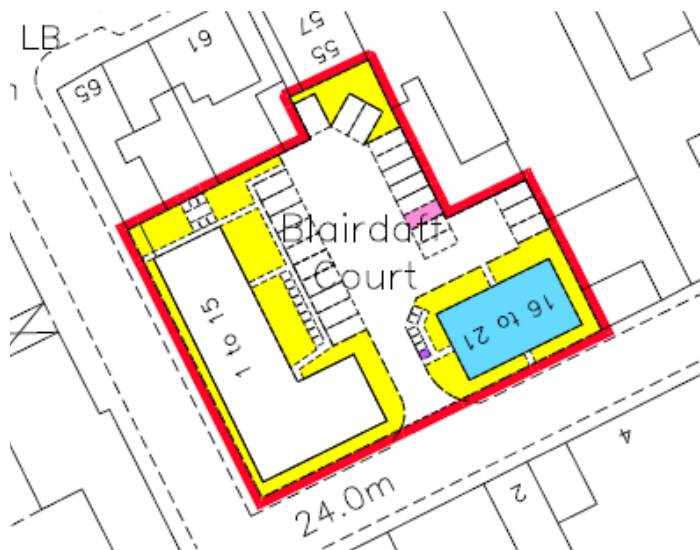
**Bedroom 2****2.71 m x 2.35 m**

An ideal single or child's bedroom with front facing window.



## OUTSIDE

Large, tarred parking area to the rear of the property with allocated parking space. Bin store.



## SERVICES

Mains water, electricity, gas and drainage.

## N.B

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### Council Tax

The property is registered as band A

### EPC Banding

EPC= C

### 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



These particulars do not constitute any part of an offer or contract. All statements contained therein, while believed to be correct, are not guaranteed. All measurements are approximate. Intending purchasers or leasees must satisfy themselves by inspection or otherwise, as to the accuracy of each of the statements contained in these particulars.

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17-19 Duke Street, Huntly, AB54 8DL (01466) 792331