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BENAVON, CLUNY TERRACE
BUCKIE, AB56 1JL



Traditional Detached Dwellinghouse

- Family home in central location boasting sea views
- Traditional features. Full D.G & gas C.H
- Vestibule, Hallway, Lounge, Fitted Kitchen, Dining/Family Area
- Bathroom & possible 4 Double Bedrooms.
- Garden areas to the front, side & rear. Garage & garden store.

Offers Over £185,000
Home Report Valuation £195,000

www.stewartwatson.co.uk

BENAVON, CLUNY TERRACE, BUCKIE, AB56 1JL

TYPE OF PROPERTY

We offer for sale this traditional detached dwellinghouse, which is situated in a popular residential area of the coastal town of Buckie. Benavon is set back off Cluny Terrace and is conveniently placed for the town centre shops, schools, supermarkets and leisure facilities making it ideal for those with family. This property offers spacious, accommodation over two floors and benefits from double-glazing and mains gas central heating. Many of the traditional features within the property have been retained including pitch pine staircase and panelled internal doors. Lovely views towards the harbour and across the Moray Firth towards Strathlene can be appreciated from the rear of the property. All fitted floorcoverings, curtains, window blinds and light fittings within the property will remain and are included in the price.

ACCOMMODATION

Vestibule

Enter through glass panelled exterior door into the vestibule. Traditional floor tiling. Glass panelled door with glazed side panel to the hallway.



Hallway

Enter into the hallway, which has doors to the lounge, kitchen and the sitting room/bedroom 4. Built-in



understairs cupboard with shelf, hooks and light. The staircase allows access from the hallway to the first floor accommodation.



Lounge

5.42 m x 3.74 m

Glass panelled door from the hallway. Large rear facing bay window giving views towards the harbour and across the Moray Firth. Traditional fire surround with marble backing, hearth and gas fire.



Kitchen

3.64 m x 3.52 m

Glass panelled door from the hallway. Front facing window. Fitted with a modern selection of base and wall units in a white, gloss effect finish with granite effect



countertops. Wall mounted cabinets with glass display fronts. One and a half bowl sink and drainer unit with mixer tap. Splashback wall tiling. Open plan to dining/family room.



Dining/Family Room

3.52 m x 2.42 m

Rear facing window giving views over the rear garden, towards the harbour and across the Moray Firth. Recessed, illuminated display alcove with fitted shelf and double cupboard fitted below.



Sitting Room/Bedroom 4

3.70 m x 3.69 m

Glass panelled door from the hallway. Presently used as a home office but providing space for use as a family sitting room, hobby room or ground floor double bedroom, if required. Large front facing window.



Staircase

A sweeping staircase with traditional wooden banister and carved spindles allows access from the hallway to the first floor accommodation. Rear facing window on the staircase. The first floor landing has a rear facing Velux style roof window and doors to the bathroom, bedroom 1, bedroom 2, and bedroom 3. Built in cupboard. Ceiling hatch allowing access to the loft space. **The first floor accommodation has some coomed ceilings and measurements are given at widest points.**



Bedroom 1

6.35 m x 3.56 m

Spacious, double aspect room with front and rear facing windows boasts lovely views over the harbour entrance and across the Moray Firth Coast to Portessie and Strathlene Golf Course. Built in cupboard with fitted airing shelving.





Bedroom 2 **3.90 m x 3.64 m**
Double size bedroom with front facing window.



Bathroom **2.19 m x 1.95 m**
Front facing window. Fitted with a white suite comprising of toilet, wash-hand basin and bath with shower fitment above. Fitted furniture in a white, gloss effect finish providing useful storage cupboards and enclosing the cistern. Wet wall splashback panelling.



Bedroom 3

4.38 m x 3.65 m

Double size bedroom with rear facing bay window again giving views across the Moray Firth and along the coast towards Portessie and Strathlene.



OUTSIDE

The property occupies a generous site (coloured pink on the plan below). The garden areas to the front, side and rear of the property have been laid in paving for ease of maintenance. A terraced garden area lies to the rear of the property, which is currently undeveloped. Views towards the Moray Firth can be appreciated from the patio area in the rear garden. Semi-detached garage located just off Baron Street. Block built garden store with power and light.

SERVICES

Mains water, electricity, gas and drainage.

ITEMS INCLUDED

All fitted floorcoverings, curtains, window blinds and light fittings.

Council Tax

The property is currently registered as band D

EPC Banding EPC=E

Viewing

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

Email 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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