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24 LAND STREET
BUCKIE, AB56 1QS



Traditional End Terrace Dwellinghouse

- Popular residential area close to shops & schools
- Spacious family home with full D.G & gas C.H
- Hallway, Large Lounge, Dining Kitchen, Dining Room
- Utility/Workshop, Bathroom, Shower Room & 4 Bedrooms.
- Off road parking. Large enclosed rear garden. Outbuildings

Offers Over £199,000

Home Report Valuation £225,000

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24 LAND STREET, BUCKIE, AB56 1QS

TYPE OF PROPERTY

We offer for sale this traditional, end terrace dwellinghouse, which is situated within a residential area of Buckpool, on the western side of the coastal town of Buckie. This home offers well-appointed family accommodation of spacious yet manageable proportions over two floors and benefits from full double-glazing and mains gas central heating. The property is conveniently placed for the local shops, and schools with additional supermarkets, leisure facilities and amenities being found in the town centre. This home has

been decorated in neutral tones and all fitted floorcoverings, curtains, window blinds and light fittings are to be included.

ACCOMMODATION

Hallway

Enter through glass panelled exterior door into the hallway, which has doors to the lounge and dining kitchen. The staircase allows access from this area to the first floor accommodation.



Lounge

6.50 m x 4.79 m

An extremely spacious room made bright and airy with a large front facing and two large side facing windows.

Wooden fire surround with marble effect backing, hearth and inset living flame effect gas fire.



Dining Kitchen**3.67 m x 3.65 m**

Double aspect room with front and side facing windows. Fitted with a selection of base and wall mounted units in a beech effect shaker style finish with granite effect countertops. Integrated gas hob, electric oven, extractor hood, dishwasher and freezer. One and a half bowl sink and drainer unit with mixer tap. Splashback wall tiling. Space for table and chairs. Door to the utility room. Access to the inner hallway.

**Inner Hallway**

This area has doors to the dining/family room and the ground floor shower room.

Dining/Family Room**3.85 m x 3.35 m**

Glazed panels allowing light to pass from the lounge and the kitchen. Presently used as a home office/music studio but providing ample space for use as a dining/family room. Recessed display alcove with fitted shelving.

**Shower Room****2.39 m x 1.73 m**

Side facing window with double cupboard below providing useful storage for toiletries. Fitted with a white suite

comprising of toilet, wash-hand basin and a large shower cubicle. Full wet wall panelling.

**Workshop/Utility Room****5.94 m x 2.78 m**

A large addition to the rear of the property is the workshop/utility space. Large side facing window and 2 rear facing windows. This room is presently used as a utility room/workshop but provides ample space for a variety of uses/hobbies. Fitted with a modern selection of base and wall mounted units in a white coloured, shaker style finish. Sink and drainer unit. Plumbing for washing machine. Wooden exterior door to the rear garden.



Staircase

A lovely feature is the sweeping staircase with wooden banister and spindles, which allows access to the first floor



Bedroom 1

4.88 m x 3.73 m

Spacious, double bedroom with front facing window.



accommodation. The first floor landing has a front facing window giving views towards the Moray Firth and a front facing Velux style roof window. Purpose built cupboard housing the fuse box. Doors to bedrooms 1, 2, 3 and the bathroom. Door to staircase which leads up to the attic space. The first floor accommodation has some coombed ceilings and measurements are at widest points.



Bathroom 3.84 m x 3.62 m

An extremely spacious room with side facing window. Fitted with a white suite comprising of toilet, wash-hand basin and a jacuzzi bath. Splashback wall tiling. Door to bedroom 4.



Bedroom 4 3.60 m x 2.48 m

Double size bedroom with side facing window.



Bedroom 2 3.84 m x 3.40 m

Double bedroom with rear facing window and a rear facing Velux style roof window.



Bedroom 3 3.60 m x 2.59 m

Double size bedroom with side facing window. Traditional style wooden fire surround.



Attic Space

Accessed via a staircase on the first floor landing. The T shaped attic has side and rear facing Velux style roof windows. Floored and lined space providing excellent storage which has been used as a childrens toy room and teenagers games room.

OUTSIDE

The property occupies a large site with a garden area to the front and an extensive garden area to the side. The front garden has been laid in block paving providing off road parking spaces for numerous vehicles. The garden area to the side of the property is enclosed making it ideal for those with children and pets. A paved patio area enjoys a generally westerly aspect making it a super suntrap during the summer months. The side garden is mainly laid in grass with mature tree and hedge borders adding privacy.



Outbuildings

Garden storage shed. Corner timber summerhouse. Greenhouse.



SERVICES

Mains water, electric, gas and drainage.

ITEMS INCLUDED

All fitted floorcoverings, curtains, window blinds and light fittings. The integrated kitchen appliances. Garden store, greenhouse and summerhouse.

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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