

STEWART &WATSON

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**31 SILBERG DRIVE
BUCKIE, AB56 1FQ**



First Floor Flat

- Quiet & popular residential cul-de-sac
- Spacious accommodation. Full D.G. & gas C.H.
- Entrance Vestibule, Hallway, Lounge, Fitted Kitchen,
- Bathroom and 2 Double Bedrooms.
- Communal Garden & Parking Area.

**Offers Over £109,000
Home Report Valuation £118,000**

www.stewartwatson.co.uk

TYPE OF PROPERTY

We offer for sale this spacious, first floor flat, which forms part of a modern purpose built property, situated in a quiet residential cul-de-sac on the south-western fringe of the coastal town of Buckie. Views over the park area to the front of the property can be appreciated from the lounge and kitchen. The flat was completed by Springfield Properties has its own entry door and benefits from full double-glazing and mains gas central heating. The property offers well-appointed bright and airy accommodation with a spacious lounge, modern kitchen fully fitted with integrated appliances, bathroom and two double size bedrooms each with built-in wardrobes. The property has been decorated in neutral tones and all fitted floorcoverings, window blinds and light fittings are to be included in the price leaving this property in move-in condition.

ACCOMMODATION**Entrance**

Enter through glass panelled exterior door into the entrance area, which has a side facing window. Purpose-built cupboard housing the electric meter and fuse box. A carpeted staircase with wooden banister gives access up to the hallway.

Hallway

The hallway, has doors to the lounge, bathroom and both bedrooms. Large walk-in cupboard providing useful storage and housing the gas central heating boiler. Ceiling hatch allowing access to the loft space.

**Lounge****4.08 m x 4.00 m**

Spacious, bright and airy room with triple front facing window giving views towards the park. Open plan to the kitchen.

**Kitchen****3.10 m x 2.04 m**

Front facing window overlooking the park. Fitted with a modern selection of base and wall mounted units in a wood effect finish with slate effect countertops and upstands.

Integrated gas hob, electric oven, extractor hood, washing machine and fridge freezer. One and a half bowl sink and drainer unit with mixer tap.

**Bathroom****2.97 m x 1.82 m**

Side facing window. Fitted with a white suite comprising of toilet, wash-hand basin and bath with shower fitment above. Fitted with a selection of furniture providing a vanity countertop, storage cupboards and enclosing the cistern. Wall tiling to dado height and full height within the bath/shower area. Heated towel ladder radiator.



Bedroom 1**3.33 m x 2.98 m**

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

**Bedroom 2****3.32 m x 2.92m**

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



The view towards the part at the front of the property which can be appreciated from the lounge and kitchen.

OUTSIDE

Communal garden and drying areas to the side of the property with are laid in grass and clothes drying lines. Paved pathways allow access between the front and rear of the building. Stone chip area suitable for bin storage. Block paved parking area.

SERVICES

Mains water, electricity, gas and drainage.

ITEMS INCLUDED

All fitted floorcoverings, window blinds and light fittings. The integrated kitchen appliances.

Council Tax

The property is currently registered as band B

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

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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