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22 OLD MILL COURT
BUCKIE, AB56 1PE



Spacious Top Floor Flat

- Central location in popular coastal town
- Spacious accommodation with D.G & gas C.H
- Communal Entrance. Hallway, Large Lounge, Kitchen (with appliances)
- Shower Room, Double Bedroom & Storage Cupboards.
- Communal Car Park. Exclusive Bin Store/Shed.

Offers Over £68,000

Home Report Valuation £72,000

www.stewartwatson.co.uk

22 OLD MILL COURT, BUCKIE, AB56 1PE

TYPE OF PROPERTY

We offer for sale this attractive top floor flat, which is situated within a residential area of the coastal town of Buckie. The property is conveniently placed for the town centre shops, schools, leisure facilities and swimming pool. This flat offers well-appointed accommodation and benefits from UPVC double-glazing, mains gas central heating, modern selection of units and appliances fitted in the kitchen, a white suite fitted in the shower room and excellent storage cupboards. The property has been decorated in neutral tones and all fitted floorcoverings, window blinds and light fittings will remain leaving this home in move-in condition.

ACCOMMODATION

Communal Entrance

Enter through glass panelled exterior door with security intercom system on Garden Lane into a bright and airy communal entrance area. Glass panelled exterior door to the communal car park at the rear of the building. There are 9 flats accessed via this communal area. Number 22 is located through the glass panelled doors on the top floor.

Vestibule

Enter through glass-panelled door into the vestibule. Built-in cupboard with fitted shelf. Glass panelled door to the hallway.



Hallway

Enter into the hallway which has doors leading to the lounge, bedroom and shower room. Built-in cupboard with fitted shelving, light and power point. Built-in cupboard with fitted shelving. Security intercom handset.



Lounge

4.79 m x 3.52 m

Glass panelled door from the hallway. A spacious lounge, which is open plan to the dining kitchen. Front facing window.



Kitchen

2.48 m x 2.20 m

Fitted with a modern selection of base and wall mounted units in a gloss effect finish with wood effect countertops and mid-wall panelling. Integrated electric hob, oven and extractor hood. Sink and drainer unit with mixer tap. Wall

mounted gas central heating boiler. **The washing machine and fridge freezer are to be included in the price.**



Shower Room

2.99 m x 1.55 m

Fitted with a white suite comprising of toilet, wash-hand

basin and large walk-in shower. Wall tiling. Wet wall panelling within the shower area.



Bedroom

3.18 m x 2.99 m

Double size bedroom with front facing window. Double built-in wardrobe with fitted shelf and hanging rail.



OUTSIDE

A large communal car parking area lies to the rear of the property. Secure storage building, containing an allocated store which is ideal for bins and outdoor/maintenance equipment.



SERVICES

Mains water, electricity, gas and drainage.

ITEMS INCLUDED

All fitted floorcoverings, curtains, window blinds and light fittings. The integrated kitchen appliances. Washing machine and fridge freezer.

Council Tax

The property is currently 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

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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