

STEWART & WATSON

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84 SEATOWN
BUCKIE, AB56 1JS



Traditional Detached Dwellinghouse

- Popular residential area boasting exceptional sea views
- D.G, gas C.H & wood burning stove
- Lounge, Dining/Family Room, Sun Lounge, Kitchen
- Bathroom & 3 Double Bedrooms.
- Award winning terraced garden with various outbuildings

Offers Over £198,000
Home Report Valuation £200,000
www.stewartwatson.co.uk

TYPE OF PROPERTY

We offer for sale this traditional detached dwellinghouse, which is situated within a popular residential area on the upper part of the coastal town of Buckie. The property is conveniently placed for the town centre shops, library, schools, amenities and leisure facilities. This super home boasts an enviable, elevated site offering exceptional, uninterrupted views across the Moray Firth, the harbour entrance and across the shore to the neighbouring villages. This property has been extended and upgraded over recent years, but the present owners have been keen to retain as much of its rustic charm as possible which will certainly appeal to those seeking a home with character. The property also comes with Cuthberts Brae Garden, a stunning terraced garden, which the present created, winning them the Gardens World, Garden of the Year title in 2020! The property offers accommodation over two floors and benefits from partial double-glazing, mains gas central heating and a wood burning stove. The owners have

presented the property well, it has been tastefully decorated, and any fitted floorcoverings, curtains, window blinds, fitted shutters and the majority of light fittings are to be included in the price.

ACCOMMODATION

Entrance

Enter through glass panelled exterior door into the entrance area, which is open plan to the lounge and has doors to the dining/family room and the bathroom. Purpose built cupboard housing the electric meter and fuse box. The staircase allows access from this area to the first floor accommodation.

Lounge

3.79 m x 3.78 m

Large front facing window with fitted shutters. Recessed fireplace with wood burning stove set on a tiled hearth. Built-in understairs storage cupboards concealing the central heating boiler and providing useful storage. Doorway to the sun lounge.



Sun Lounge

4.40 m x 2.80 m

A fantastic addition to the side of the property with feature glass gable making the most of the stunning sea views.



Family/Dining Room

3.78 m x 3.18 m

Glass panelled door from the entrance. Double aspect room with front and rear facing windows. Fitted shelving. Step up with doorway to the kitchen.



Kitchen

3.79 m x 1.98 m

Side and rear facing windows. Glazed roof dome. Fitted with a modern selection of base and wall mounted units in a grey coloured, matt effect finish with solid wood

countertops. Integrated gas hob, electric oven, extractor hood and microwave. Deep ceramic sink with mixer tap. Glass panelled exterior door to the front of the property.



Bathroom

2.54 m x 2.44 m

Rear facing window. Fitted with a white suite comprising of toilet, twin wash-hand basins and bath with shower

fitment above and additional rainfall shower. Fitted furniture providing useful storage cupboards and drawers. Modern radiator with towel rails.



Staircase

A steep staircase allows access from the entrance area to the first floor accommodation. The first floor landing has doors to all 3 bedrooms. Rear facing Velux style roof window. **The first floor accommodation has some coombed ceilings and measurements are given at widest points.**

Bedroom 1

3.84 m x 2.96 m

Double size bed, front facing window with fitted shutters. Wall to wall built-in wardrobe with sliding doors, fitted shelf and hanging rail.





Bedroom 2

3.78 m x 3.10 m

Double size bedroom, front facing window with fitted

shutters. Three fitted storage cupboards. Ceiling hatch allowing access to the loft space.



Bedroom 3

3.71 m x 2.92 m

An L-shaped double size bedroom. Front facing window with fitted shutters.



OUTSIDE

The garden area to the front and side of the property has been levelled and is laid in stone chips and a paved patio providing an excellent entertaining space where you can make the best of the sea views. The property includes Cuthberts Brae Gardens, a steep and sloping unkept embankment, which the present owners have lovingly transformed into an award-winning terraced garden. The garden is well stocked with an abundance of plants, shrubs and wildflowers providing a welcoming habitat for a variety of wildlife and birds. A winding path of stone chips and timber steps give access throughout the garden providing various spots to enjoy the beautiful views.

N.B Some of the garden photographs were taken during the summer months whilst the garden was in full bloom.







Outbuildings

Various outbuildings including sheds, garden stores, potting sheds and greenhouse (some with power points).

SERVICES

Mains water, electricity, gas and drainage.

ITEMS INCLUDED

Any fitted floorcoverings, curtains, window blinds, window shutters and the majority of light fittings. The integrated kitchen appliances. Garden sheds and greenhouse.



N.B

The dining room light fitting, wall shelves in the lounge and the ball structure in the garden, are to be removed and not included in the sale.

Council Tax

The property is currently registered as band C

EPC Banding

EPC= D

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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