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SARAFAND, BROADLEY
BY BUCKIE, AB56 5HQ



Detached Bungalow

- Spacious home in popular semi-rural location
- Full D.G, electric heating & wood burning stove.
- Vestibule, Hallway, Large Lounge, Fitted Dining Kitchen
- Utility, Store, Bathroom & 3 Bedrooms (1 with en-suite)
- Occupying a large site. Off road parking. Garage & Workshop

Offers Over £259,000
Home Report Valuation £265,000

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SARAFAND, BROADLEY, BY BUCKIE, AB56 5HQ

TYPE OF PROPERTY

We offer for sale this detached bungalow, which occupies a generous, site in the peaceful and idyllic semi-rural hamlet of Broadley. Sarafand is located only a short drive from the coastal town of Buckie and the picturesque Moray Firth Coast. This bungalow offers spacious, well-appointed accommodation on one level and would be an ideal purchase for those looking to enjoy rural not isolated living. The property benefits from double glazing and electric heating. A modern selection of units and integrated appliances have been fitted in the kitchen, a white suite with fitted furniture has been fitted in the bathroom and a modern white suite fitted in the en-suite shower room. Any 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. Glass panelled door to the hallway.

Hallway

Enter into the hallway, which has doors to the lounge, dining kitchen, bathroom and all 3 bedrooms. Two double built in cupboards with fitted shelving and hanging rails, one housing the hot water tank. Large cupboard with light, shelving and ceiling hatch allowing access to the loft space.



Lounge

5.34 m x 4.74 m

Glass panelled door from the hallway. A spacious room

with large front facing bay window. Wood burning stove on a corner hearth with tiled backing.



Dining Kitchen

6.24 m x 4.21 m

Glass panelled door from the hallway. Rear facing window and two side facing windows. Fitted with a selection of base and wall mounted units in a white, gloss effect finish with contrasting, solid countertops. Features of the kitchen



include pull out larders and deep pan drawers. Integrated 5 burner gas hob, electric double oven, fridge and freezer. Sink unit and mixer tap. Space for dining table and chairs. Door to the utility room.



Utility Room

2.62 m x 2.54 m

Side facing window. Fitted worktop with round bowl sink and mixer tap. Door to store. Glass panelled exterior door to the rear of the property.



Store

2.64 m x 0.99m

Rear facing window. Fitted shelving.

Bathroom

3.04 m x 2.34 m

Rear facing window. Fitted with a white suite comprising of toilet, countertop wash-hand basin, corner bath and separate shower. Fitted furniture in a wood effect finish below the wash-hand basin, providing useful storage. Wet wall panelling to dado height and full height in the shower area.





Bedroom 1

3.94 m x 3.93 m

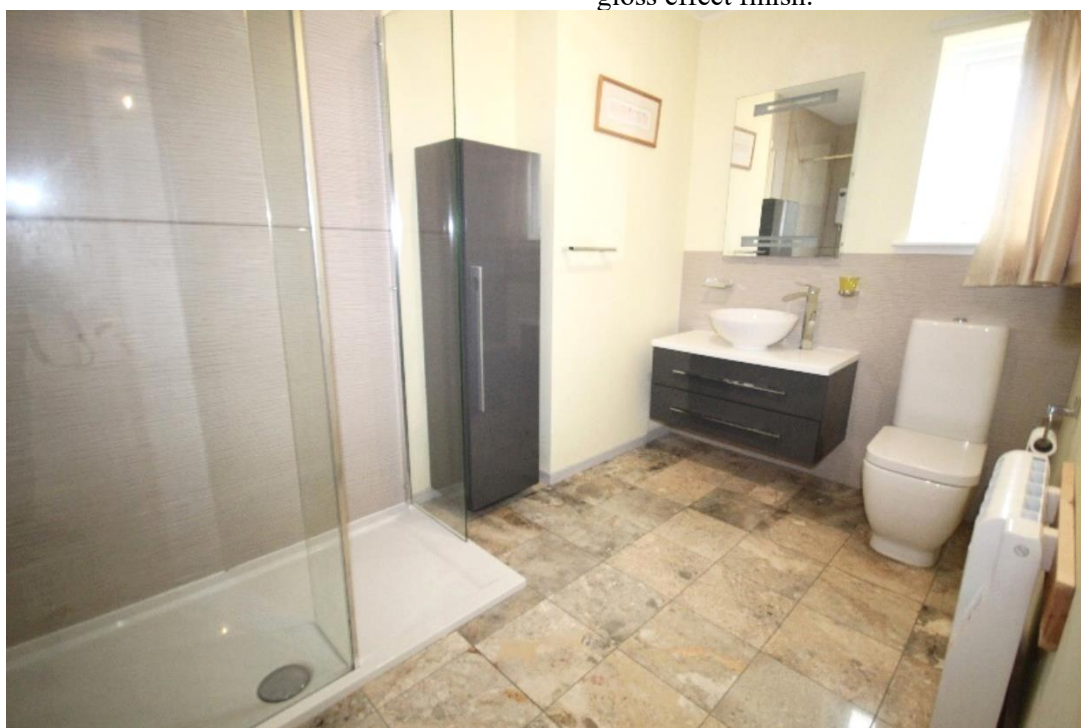
Front facing window. Two double, built in wardrobes with sliding doors, fitted shelving and hanging rails. Door to en-suite.



En-suite Shower Room

3.24 m x 2.05 m

Front facing window. Fitted with a white suite comprising of toilet, wash-hand basin and walk in shower. Fitted furniture comprising of a drawer unit below the counter top wash-hand basin and a co-ordinating wall unit in a grey gloss effect finish.



Bedroom 2**3.05 m x 3.03 m**

Double size bedroom with double, rear facing window.

Double built in wardrobe with sliding doors, fitted shelf and hanging rail.

**Bedroom 3****3.05 m x 2.92 m**

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

OUTSIDE

The property occupies a generous size site with garden areas surrounding. A mature hedge and shrub border at the front of the property adds privacy and creates a shelterbelt. A stone chip driveway to the front of the property allows access to the garage and provides off road parking spaces for numerous vehicles. A large garden lies to the rear of the property which is mainly laid in grass with some established shrub and tree borders. Paved patio area. Additional off road parking at the rear of the property. Workshop/garden store. Log store. Outside light and water tap.

Garage**8.43 m x 3.05 m**

Attached garage with up and over door allowing car access from the driveway at the front of the property. Rear facing window. Wooden side door. Up and over door allowing car access from the driveway. Power and light





SERVICES

Mains water and electricity. Drainage is to septic tank.

ITEMS INCLUDED

Any fitted floorcoverings, curtains, window blinds and light fittings. The integrated kitchen appliances. Workshop/garden store.

Council Tax

The property is currently registered as band E

EPC Banding

EPC=F

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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