

STEWART & WATSON

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38 HIGH STREET
BUCKIE, AB56 1AU



Mid Terrace Modern Dwellinghouse

- Spacious home in central location close to shops & schools
- Move-in condition. Full D.G & gas C.H
- Hallway, Lounge, Fitted Dining Kitchen
- Bathroom, Shower Room & 3 Bedrooms.
- Enclosed rear garden. Off road parking. Garden Store.

Offers Over £169,000
Home Report Valuation £170,000

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TYPE OF PROPERTY

We offer for sale this mid terrace, modern dwellinghouse, which is situated centrally in the popular coastal town of Buckie. The property is conveniently placed for the town centre shops, supermarkets schools and leisure facilities. This attractive home was completed in 2016 and offers spacious, well-appointed family accommodation over two floors and benefits from full double-glazing, mains gas central heating and solar thermal panels. The present owners have presented the property well; it has been tastefully decorated in neutral tones. All fitted floorcoverings, curtains, window blinds and light fittings are to be included in the price leaving this home in a true move in condition.

ACCOMMODATION

Hallway

Enter through glass panelled exterior door into the hallway which has doors leading to lounge, dining kitchen and the shower room. Built-in understairs cupboard with light, electric meter and fuse box. The staircase gives access from this area to the first-floor accommodation.



Lounge

3.60 m x 6.95 m

Spacious room with two rear facing windows. Patio doors allowing access to the patio area in the rear garden. Double built in cupboard with fitted shelving. Open plan to the kitchen.



Dining Kitchen

4.07 m x 2.78 m

Front facing window. Fitted with a modern selection of base and wall mounted units in white gloss effect finish with wood effect counter tops and upstands. Integrated electric hob, oven, extractor hood, dishwasher and fridge

freezer. Fitted L-shaped table. The gas central heating boiler is concealed within one of the wall units. Sink and drainer unit with mixer tap. Door to the hallway. Open plan to the lounge area.



Shower Room **2.76 m 1.76 m**
Front facing window. Fitted with a white suite comprising of toilet, wash hand basin and shower cubicle. Fitted

double cupboard below the wash-hand basin providing useful storage. Wetwall splashback panelling. Heated towel ladder radiator.



Staircase

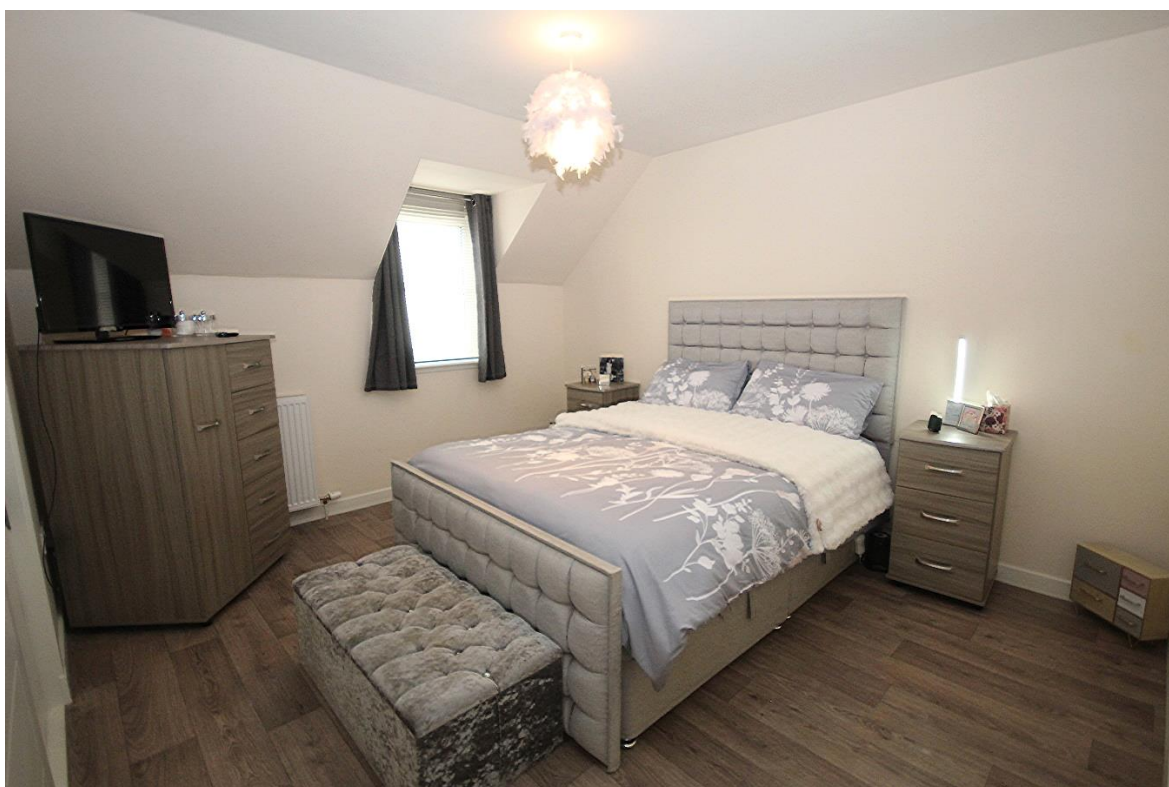
A carpeted staircase with wooden banister allows from the hallway to the first-floor accommodation. Front facing Velux style roof window with remote operated blind on the staircase. The first-floor landing has doors to the bathroom and all 3 bedrooms. Built in cupboard housing the hot water tank. Ceiling hatch allowing access to the loft space. **The first floor accommodation has some coombed ceilings and measurements are given at widest points.**



Bedroom 1

4.01 m x 3.88 m

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



Bedroom 2

3.62 m x 2.78 m

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





Bedroom 3 3.40 m x 2.50 m
An ideal child's or small double bedroom with rear facing window. Built in wardrobe with fitted shelving.



Bathroom 3.88 m x 1.79 m
Front facing window. Fitted with a white suite comprising of toilet, wash hand basin and bath with shower fitment

above. Fitted furniture in a white gloss effect finish providing useful storage cupboards. Wetwall splashback panelling. Heated towel ladder radiator.



OUTSIDE

A good size garden lies to the rear of the property, which is enclosed making it ideal for those with children and pets. The rear garden enjoys a generally westerly aspect making it a super suntrap during the summer months and has been laid in stone chips, paving and artificial grass for ease of maintenance. Wooden gate allowing access to the off road parking area. Paved and stone chipped drive to the rear of the garden providing off road parking spaces.

Workshop/Garden Store

Timber workshop/garden store with power and light.



SERVICES

Mains water, electricity, gas and drainage.

ITEMS INCLUDED

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

Council Tax

The property is currently registered as band C

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.

The Property Shop, 2 Main Street, Turriff AB53 4AD (01888) 563777
59 High Street, Turriff AB53 4EL (01888) 563773
65 High Street, Banff AB45 1AN (01261) 818883
42/44 East Church Street, Buckie AB56 1AB (01542) 833255
35 Queen Street, Peterhead AB42 1TP (01779) 476351

38 Broad Street, Fraserburgh, AB43 9AH (01346) 514443
21 Market Square, Oldmeldrum AB51 0AA (01651) 872314
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25 Grant Street, Cullen, AB56 4RS Mon-Fri 1pm-4pm (01542) 840408
17-19 Duke Street, Huntly, AB54 8DL (01466) 792331