

STEWART & WATSON

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18 ADMIRALTY STREET
BUCKIE, AB56 1JA



Substantial & Spacious Semi-Detached Family Dwellinghouse

- Popular residential area close to town centre, shops & schools
- Modernised & upgraded home with D.G & mains Gas C.H
- Lounge, Dining Room, Family Room, Fitted Kitchen, Utility
- Bathroom, Shower Room, Office & 4 Double Bedrooms
- Enclosed rear garden with various outbuildings.

Offers Over £259,000
Home Report Valuation £260,000

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TYPE OF PROPERTY

We offer for sale this traditional semi-detached dwellinghouse, which is situated within a popular residential area of the coastal town of Buckie. The property is conveniently placed for the town centre shops, schools, supermarkets and amenities making it ideal for those with family. The present owners have extensively upgraded and modernised this home over recent years stripping the property right back basically to the stone walls giving an almost new interior inside a traditional shell. The property offers spacious, well appointed family accommodation over two floors and benefits from full double glazing and mains gas central heating. Many of the traditional features within this home have been retained including the plaster ceiling cornice detail and the panelled internal doors which will certainly appeal to those seeking a home with charm and



character. All fitted floorcoverings, curtains, window blinds and light fittings within the property will remain and are included in the price.

ACCOMMODATION

Hallway

Enter through glass panelled exterior door into the hallway, which has doors to the lounge and the dining room. Recessed display/storage area.

Lounge

4.93 m x 3.19 m

Double aspect room with front and side facing windows. Recessed display alcove with double cupboard fitted below. Double cupboard fitted below the side facing window. Wooden fire surround, recessed fireplace with electric stove effect fire set on a tiled hearth. Doors to the kitchen and the rear vestibule.



Rear Vestibule

This area has doors to the lounge, family/sitting room and the shower room. Glass panelled exterior door giving access to the rear garden.

Family/Sitting Room

4.48 m x 2.16 m

Side facing window. Presently used as a childrens toy room but providing space for use as a family/sitting room or as an additional ground floor bedroom if required.



Shower Room **2.90 m x 1.64 m**
 Rear facing window. Fitted with a white suite comprising of toilet, wash-hand basin and a large walk-in shower. Wetwall splashback panelling. Fitted furniture in a limed oak effect finish providing useful storage cupboards and enclosing the cistern. Heated towel ladder radiator.



Dining Room **4.95 m x 3.37 m**
 Front facing window. Presently used as a dining room with doors to the entrance hallway, rear hallway and open plan to the kitchen. Two built-in cupboards with glass display fronts and double storage cupboards below.



Kitchen **4.10 m x 3.65 m**
 Double rear facing window overlooking the garden. Fitted with a modern selection of base and wall mounted units in a cream coloured, gloss effect finish with wood effect countertops. Integrated dishwasher. One and a half bowl

sink and drainer with mixer tap. Central island incorporating a high level table. Range cooker with gas hob and electric ovens.



Rear Hallway

This area has doors to the dining room, utility room and bedroom 4. Glass panelled exterior door giving access to the rear garden. The staircase allows access from this area to the first floor accommodation.

Utility Room

2.22 m x 2.02 m

Rear facing window. Fitted sink and drainer unit. Wall mounted gas central heating boiler. Wall tiling to dado height. Built-in understair cupboard.

Bedroom 4

4.20 m x 2.79 m

Double size bedroom with large, double, rear facing windows overlooking the rear garden.



Staircase

A carpeted staircase allows access from the rear hallway to the first floor landing. The first floor landing has doors to the bathroom, office and 3 first floor bedrooms. Rear facing Velux style roof window. Fitted cupboard. Double, fitted cupboard. Ceiling hatch allowing access to the loft space. **The first floor accommodation has some coombed ceilings and measurements are given at widest points.**



Office **2.08 m x 2.08 m**
Side facing Velux style roof window. Double fitted cupboard providing useful storage.

Bedroom 1 **4.86 m x 3.46 m**
Spacious, double aspect room with front and rear facing windows. The front facing window gives glimpses of the sea over the rooftops opposite.



Bathroom **2.84 m x 2.02 m**
Rear facing window. Fitted with a white suite comprising of toilet, wash-hand basin and freestanding bathtub with shower mixer. Splashback wall tiling to dado height.



Bedroom 2 **3.79 m x 3.25 m**
Double size bedroom with front facing window giving glimpses of the sea over the rooftops opposite.



Bedroom 3 **4.90 m x 3.36 m**
Double size bedroom with front facing window giving glimpses of the sea over the rooftops opposite. Recessed display/storage area.





OUTSIDE

An enclosed 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 with paved and concrete patio areas providing a super spot for alfresco dining. Various sheds and outbuildings providing useful storage for outdoor equipment. Wooden gate allowing access onto Hall Street.



SERVICES

Mains water, electricity, gas and drainage.

ITEMS INCLUDED

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

Council Tax

The property is currently registered as band D

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



FLOOR 1



FLOOR 2

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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