

# STEWART & WATSON

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**7 ADMIRALTY STREET**  
**BUCKIE, AB56 1JA**



### *Traditional End Terrace Dwellinghouse*

- Residential area close to town centre & schools
- Modernised interior with D.G, gas C.H & wood burning stove
- Hallway, Lounge, Dining Room, Fully Fitted Kitchen
- Bathroom & 3 Double Bedrooms.
- Enclosed rear garden. Workshop/garden store.

**Offers Over £155,000**  
**Home Report Valuation £155,000**

**[www.stewartwatson.co.uk](http://www.stewartwatson.co.uk)**

## TYPE OF PROPERTY

We offer for sale this traditional end terrace dwellinghouse, which is situated in a popular residential area of the coastal town of Buckie. The property is conveniently placed for the town centre shops, supermarkets, schools and amenities. This home has been upgraded and modernised over recent years; a modern selection of units and integrated appliances have been fitted in the kitchen and a new suite installed in the ground floor bathroom. Views towards the Moray Firth and harbour can be appreciated from the rear facing first floor windows. The property offers accommodation over two floors and further benefits from full double-glazing, mains gas central heating and wood burning stove. The present owners have presented the property well and all fitted floorcoverings, curtains, window blinds and light fittings will remain leaving the property in a move-in condition.



## ACCOMMODATION

### Entrance Hallway

Enter through glass panelled exterior door into the entrance hallway, which has doors to the dining room and bedroom 3. The staircase allows access from this area to the first floor accommodation.

### Dining Room

**4.78 m x 3.18 m**

Glass panelled door from the entrance hallway. Front facing window. Substantial wooden fire surround, recessed fireplace with wood burning stove set on a tiled hearth. Glass panelled doors to the lounge and inner hallway.



### Lounge

**5.26 m x 3.28 m**

Double aspect room with front and side facing windows.

Purpose built double cupboard housing the electric meter and fuse box. Recessed alcove providing useful storage.



### Inner Hallway

This area allows access between the dining room and the kitchen. Built-in understair cupboard with fitted shelving, hooks and light.

### Kitchen

**5.70 m x 2.37 m**

Two rear facing windows overlooking the garden. Recently upgraded and fitted with a modern selection of base and

wall mounted units in a white gloss effect finish with contrasting black accents and slate effect countertops. Integrated induction hob, extractor hood, oven, microwave, dishwasher, fridge freezer, washing machine, tumble dryer and drinks chill cabinet. Sink and drainer unit with mixer tap. Glass panelled exterior door giving access to the rear garden. Door to the bathroom.



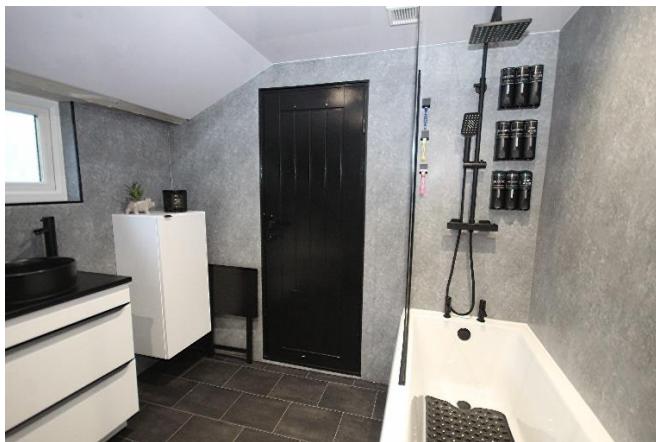


### Bathroom

**2.47 m x 2.33 m**

Rear facing window. Recently upgraded with a new 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 and drawers. Wetwall panelling. Heated towel ladder radiator.



### Bedroom 3

**4.79 m x 3.08 m**

Spacious, ground floor, double size bedroom with front facing window.



### Staircase

A carpeted staircase allows access from the entrance hallway to the first floor accommodation. The first floor landing has doors to bedroom 1 and bedroom 2. **The first floor accommodation has some coomed ceilings and measurements are given at widest points.**



### Bedroom 1 with Dressing/ Walk-in Wardrobe Area

**6.03 m x 4.82 m**

An extremely spacious double size bedroom with dressing and wardrobe areas. Front facing Velux style roof window and 2 rear facing Velux style roof windows. Lovely views towards the Moray Firth and harbour can be appreciated from the rear facing windows.





**Bedroom 2** **4.92 m x 4.75 m**  
An L-shaped double size bedroom with front facing Velux style roof window.



## 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 provides a super spot for alfresco dining and enjoying the sun throughout the summer months. The garden is mainly laid in paving and stone chips for ease of maintenance. Double wooden gates allow vehicular access from the side street.

### Store/Workshop

**2.80 m x 2.08 m**

Attached store/workshop which is lined and benefits from power points and light. Fitted base units and countertop. Wall mounted gas central heating boiler.





## SERVICES

Mains water, electricity, gas and drainage.

## ITEMS INCLUDED

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

## 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](mailto: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 leases must satisfy themselves by inspection or otherwise, as to the accuracy of each of the statements contained in these particulars.

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