

# STEWART &WATSON

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**58 DOUGLAS CRESCENT  
BUCKIE, AB56 1NE**



***Mid Terrace Dwellinghouse***

- Modernised & upgraded home close to shops & schools
- Spacious accommodation with D.G & gas C.H
- Hallway, Lounge, Fitted Kitchen with Dining Area
- Toilet, Bathroom & 3 Bedrooms.
- Enclosed front & rear gardens.

**Offers Over £125,000**  
**Home Report Valuation £125,000**

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

**TYPE OF PROPERTY**

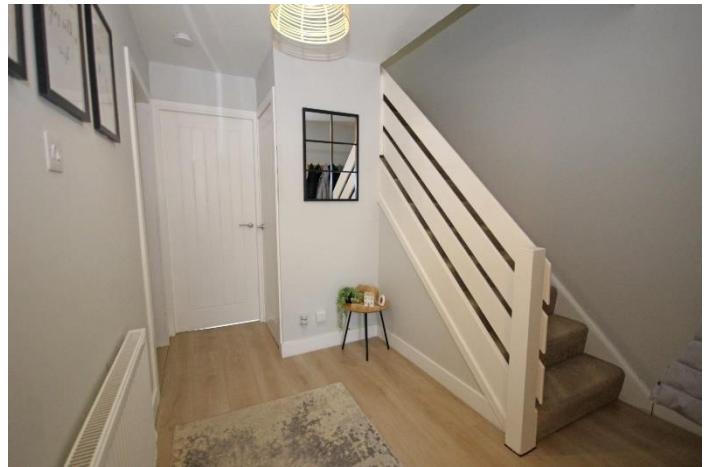
We offer for sale this terraced dwellinghouse, which is situated on the eastern fringe of the coastal town of Buckie. The property is conveniently placed for the local shops, Millbank Primary and Nursery Schools with additional shops, supermarkets, amenities and leisure facilities being found within the town centre. This home offers spacious, well appointed accommodation over two floors, it has been upgraded and fully modernised over recent years and now benefits from full double glazing, installed 2024, mains gas central heating with a new boiler installed 2024 and new internal doors and finishings. The present owner has presented the property well, the majority of internal walls have been replastered, it has been decorated in fresh neutral tones and all fitted floorcoverings, curtains, window blinds and light fittings are to be included leaving the property in a move in condition.

**ACCOMMODATION**

**Hallway**

Enter through glass panelled door into the entrance hallway, which has doors to the lounge, kitchen and toilet. Large

understairs cupboard with fitted shelving and housing the fusebox. The stairs allow access from this area to the first floor accommodation.



**Lounge**

**3.87 m x 3.22 m**

Triple front facing window.



**Kitchen/Dining Room**

**5.96 m x 3.55 m**

Spacious, open plan kitchen/dining room with 2 rear facing windows enjoying views over the rear garden. The kitchen area has been fitted with a modern selection of base and wall mounted units in a cream coloured, gloss effect finish with slate effect countertops and midwall panelling. Integrated electric hob, double oven, extractor hood and microwave. One and a half bowl sink and drainer unit with mixer tap. Ample space for dining table/chairs and a small family seating area. Glass panelled exterior door giving access to the rear garden.





### Toilet

**1.60 m x 0.82 m**

Front facing window. Fitted with a white suite comprising of toilet and wash-hand basin. Fitted cupboard in a white

gloss effect finish, below the wash-hand basin providing useful storage. Full wetwall panelling. Heated towel ladder radiator.



## Staircase

A carpeted staircase with wooden banister allows access from the entrance hallway to the first floor accommodation. A spacious, first floor landing provides a useful study area and has doors to the bathroom and all 3 bedrooms. Built-in cupboard. Ceiling hatch allowing access to the loft space.



## Bedroom 1

**3.69 m x 3.05 m**

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



## Bathroom

**1.94 m x 1.94 m**

Rear facing window. Fitted with a white suite with contrasting black taps and accents comprising of toilet, wash-hand basin and bath with shower fitment above. Full

wetwall panelling. Fitted units in a grey, matte effect finish providing useful storage cupboards and enclosing the cistern. Heated towel ladder radiator.

**Bedroom 2****3.08 m x 3.06 m**

Double size bedroom with triple, rear facing window.  
Double built-in wardrobe with sliding doors, fitted shelf

and hanging rail. Built-in cupboard housing the gas central heating boiler.

**Bedroom 3****2.90 m x 2.78 m**

An L shaped room with triple, front facing window.



## OUTSIDE

Enclosed garden area to the front of the property, which has been laid in paving and stone chips for ease of maintenance. The rear garden area is enclosed and enjoys a generally southerly aspect making it a super suntrap during the summer months. Area laid in stone chips. A paved patio area provides a super spot for alfresco dining. Outside light and water tap. Wooden gate allowing access to the parking area at the rear of the property.



## 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 B

## 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](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 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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