

# STEWART & WATSON

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**15 MCKENZIE ROAD**  
**BUCKIE, AB56 1DH**



## *Mid Terrace Dwellinghouse*

- Popular residential area close to shops & schools.
- Full D.G & mains gas central heating.
- Hallway, Lounge, Sun Lounge, Fitted Kitchen, Store Room
- Shower Room & 3 Bedrooms with built-in wardrobes.
- Front garden. Enclosed rear garden. Large outbuilding.

***Offers Around £115,000***

***Home Report Valuation £115,000***

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



## **TYPE OF PROPERTY**

We offer for sale this mid terrace dwellinghouse, which is situated within a popular residential area of Buckpool on the western side of the coastal town of Buckie. The property is conveniently placed for the local shops, pharmacy, medical centre, schools and 18-hole golf course with additional supermarkets, amenities and leisure facilities being available within the town. This home offers well appointed accommodation over two floors and benefits from full mains gas central heating and double glazing, new UPVC double glazed windows and exterior doors installed 2023 (with the exception of the sun lounge). The property would be further enhanced by some upgrading and redecoration. Viewing is recommended to fully appreciate the spacious accommodation this property offers.

## **ACCOMMODATION**

### **Hallway**

Enter through glass panelled exterior door into the hallway, which allows access to the lounge, kitchen and store. The

staircase allows access from this area to the first floor accommodation.



### **Lounge**

**5.81 m x 3.37 m**

Glass panelled door from the hallway. A spacious room with large front facing window. Wall mounted log effect electric fire. Double, glass panelled doors to the sun lounge.



### **Sun Lounge**

**3.00 m x 1.83 m**

Windows on two sides enjoying views over the rear garden. Glass panelled exterior door giving access to the rear garden.



### **Dining Kitchen**

**3.84 m x 3.26 m**

Rear facing window. Fitted with a selection of base and wall mounted units in a beech effect, shaker style finish.

Integrated electric hob, oven and extractor hood. Features of the kitchen include glass front cabinets, display areas and a bottle rack. Sink and drainer unit with mixer tap. Splashback wall tiling. Glass panelled exterior door giving access to the rear garden.







### Store Room

**2.30 m x 1.96 m**

Front facing window. Fitted with a selection of units and cupboards providing useful storage and display areas. Purpose built cupboard housing the electric meter.



### Staircase

Staircase with wooden banister allows access from the entrance hallway to the first floor accommodation. The first floor landing has doors to the shower room and all 3 bedrooms. Rear facing window. Built-in cupboard housing the gas central heating boiler. Ceiling hatch allowing access to the loft space.

### Bedroom 1

**3.90 m x 2.90 m**

Spacious, bedroom with double, front facing window. Double built-in wardrobe with fitted hanging rails.



### Bedroom 2

**3.87 m x 3.32 m**

Double size bedroom with double, front facing window. Wall to wall built in wardrobe with sliding doors, fitted shelving and hanging rail.



### Shower Room

**1.99 m x 1.70 m**

Rear facing window. Fitted with a white suite comprising of toilet, wash-hand basin and corner shower cubicle. Heated towel ladder radiator.



### Bedroom 3

**2.46 m x 2.25 m**

Double, rear facing window. Triple built-in wardrobe with sliding doors, fitted shelving and hanging rails. Recessed area with fitted shelving, cupboards and storage drawers.





### OUTSIDE

The garden area to the front of the property has been laid in stone chips and paving for ease of maintenance. 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 southern aspect making it a super suntrap during the summer months. Area laid in grass and a paved patio area providing a super spot for alfresco dining. Outside light and water tap.

### Outbuilding

Large outbuilding located in the rear garden providing useful storage.



### SERVICES

Mains water, electricity, gas and drainage.

### ITEMS INCLUDED

Any fitted floorcoverings, curtains, window blinds and light fittings. The integrated kitchen appliances. The washing machine, dishwasher and TV in the lounge.

### Council Tax

The property is currently registered as band A

### 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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