

STEWART & WATSON

your **complete** property & legal service

27 ST PAUL STREET
BUCKIE, AB56 1EJ



Mid Terrace Dwellinghouse

- Popular residential area close to shops & schools
- Full D.G & mains gas C.H
- Entrance, Spacious Lounge, Fitted Kitchen
- Dining Room, Bathroom & 3 Bedrooms.
- Enclosed gardens. Off road parking. Garden Shed.

Offers Over £115,000
Home Report Valuation £115,000

www.stewartwatson.co.uk

TYPE OF PROPERTY

We offer for sale this terraced dwellinghouse, which is situated in 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, nursery/primary school and 18-hole golf course with additional shops, supermarkets and amenities being found within the town centre. This home offers spacious, well appointed accommodation over two floors and benefits from double-glazing and mains gas central heating but would be enhanced by some upgrading and decoration.

ACCOMMODATION

Entrance

Enter through glass panelled exterior door into the entrance area, which has a door to the lounge. Front facing window. The staircase gives access from this area to the first floor accommodation.

Lounge

5.94 m x 3.86 m

Spacious, double aspect room with front and rear facing windows. Modern fire surround with pebble effect electric fire. Door to the kitchen.



Kitchen

2.92 m x 2.46 m

Rear facing window. Fitted with a selection of base and wall mounted units with gloss effect countertops. Integrated electric hob, oven and extractor hood. One and

a half bowl sink and drainer with miser tap. Built-in cupboard with fitted shelving and the gas central heating boiler. Door to the dining room. UPVC exterior door giving access to the rear garden.



Dining Room**3.43 m x 1.96 m**

Glass panelled, French doors allowing access to the front of the property. Floor tiling. Built-in understairs cupboard with fitted shelving.

**Staircase**

Staircase with wooden banister allows access from the entrance to the first-floor accommodation. The first-floor landing has doors to the bathroom and all 3 bedrooms. Built-in cupboard. Ceiling hatch to the loft space.

**Bedroom 1****3.90 m x 3.41 m**

Double size bedroom with front facing window. Built-in cupboard with fitted shelving.

**Bedroom 2****2.45 m x 2.03 m**

Rear facing window.

**Bathroom****2.92 m x 1.71 m**

Rear facing window. Fitted with a white suite comprising of toilet, wash-hand basin, bath and separate shower cubicle. Wet wall splashback panelling.

**Bedroom 3****3.40 m x 1.98 m**

Front facing window. Built-in cupboard.



OUTSIDE

The garden area to the front of the property is enclosed and has been laid in imprinted concrete and stone chips. A good size, enclosed garden lies to the rear of the property, which has an area laid in grass. An imprinted concrete area provides a super patio for enjoying the afternoon sun and continues to create an off road parking area. Water tap. Wooden garden shed.



SERVICES

Mains water, electricity, gas and drainage.

ITEMS INCLUDED

All fitted floorcoverings, curtains, window blinds and light fittings are to be included in the price. The integrated kitchen appliances. Wooden garden shed.

Council Tax

The property is currently registered as band A

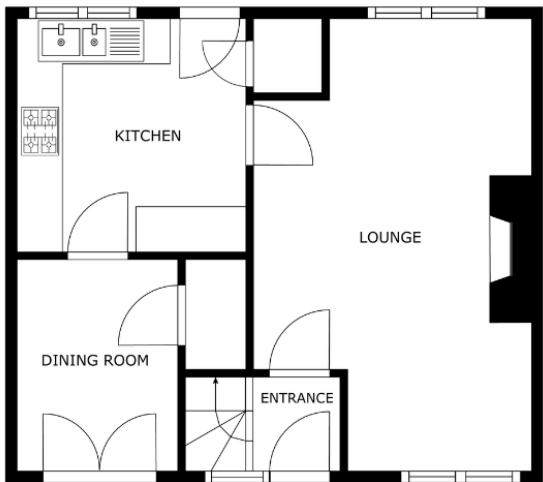
EPC Banding EPC=C

Viewing

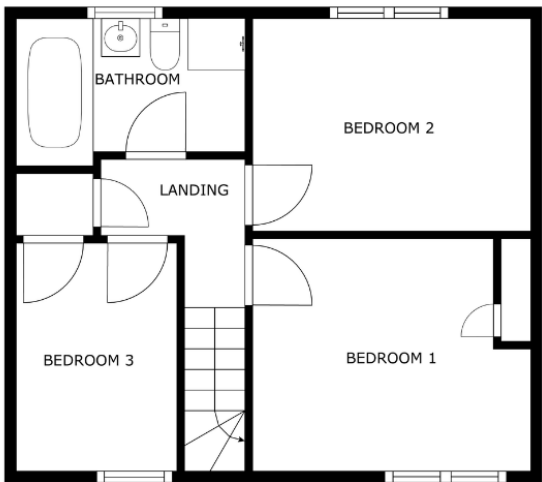
By appointment only which can be arranged by contacting our Buckie Office on 01542 833255

Email buckie.property@stewartwatson.co.uk

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.

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
 4 North Street, Mintlaw, AB42 5HH (01771) 622338
 25 Grant Street, Cullen, AB56 4RS Mon-Fri 1pm-4pm (01542) 840408
 17-19 Duke Street, Huntly, AB54 8DL (01466) 792331