

# STEWART & WATSON

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**5 REIDHAVEN STREET  
IANSTOWN, BUCKIE, AB56 1SB**



### *Traditional Semi-Detached Dwellinghouse*

- Residential area close to Moray Firth Coast
- Full D.G & mains gas C.H
- Hallway, Lounge, Dining Area, Dining Kitchen
- Bathroom & 3 Double Bedrooms.
- Enclosed rear garden. Workshop/Garden Store.

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

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## 5 REIDHAVEN STREET, IANSTOWN, BUCKIE, AB56 1SB

### TYPE OF PROPERTY

We offer for sale this traditional, semi-detached dwellinghouse, which is situated in Ianstown, on the eastern fringe of the coastal town of Buckie. The property is located on the lower part of the town close to the picturesque Moray Firth Coast and is only a short walk from the beach at Strathlene. Village shop and Primary/Nursery schools are available in Portessie with additional shops, supermarkets, leisure facilities and amenities being found in Buckie town centre. This home offers accommodation over two floors and benefits from double-glazing and mains gas central heating but it would be enhanced by some modernisation and redecoration. All fitted floorcoverings, curtains, window blinds and light fittings are to be included in the price.

### ACCOMMODATION

#### Hallway

Enter through glass panelled exterior door into the entrance hallway, which has doors to the dining room and bedroom 1. The staircase allows access from this area to the first floor accommodation.



#### Dining Room

3.14 m x 2.64 m

Glass panelled door from the entrance hallway. Rear facing window. Open plan to the lounge.



#### Lounge

4.88 m x 3.22 m

Front facing window. Brick effect fireplace with wooden mantle, display areas and gas fire (not in use). Recessed display alcoves with double cupboards below at either side of the fireplace (one housing the gas meter). Glass panelled door to the dining kitchen.



#### Dining Kitchen

3.59 m x 3.36 m

Rear facing window. Fitted with a selection of base units. Sink unit with double drainer. Three built-in cupboards, 2

with fitted larder shelving, 1 housing the wall mounted gas central heating boiler. Glass panelled exterior door giving access to the rear garden.



**Bedroom 1** **4.88 m x 2.95 m**  
 Double size bedroom with front facing window. Two built-in cupboards with fitted shelving.



**Staircase**  
 A carpeted staircase with wooden banister allows access from the entrance hallway to the first floor accommodation. The first floor landing has doors to bedroom 2, bedroom 3 and the bathroom. Built-in cupboard with fitted shelf and the hot water tank. Ceiling hatch allowing access to the loft space. **The first floor accommodation has some coombed ceilings and measurements are given at widest points.**



**Bedroom 2** **4.55 m x 3.22 m**  
 Spacious double bedroom with front facing bay window,



**Bathroom** **2.10 m x 1.95 m**  
 Rear facing window. Fitted with toilet, wash-hand basin and bath with shower fitment above. Splashback wall tiling. Built-in cupboard with fitted shelving.



**Bedroom 3** **4.33 m x 2.95 m**  
 Double size bedroom with front facing bay window, Built-in cupboard housing the fuse box. Built in cupboard with front facing Velux style roof window and glazed internal panel allowing light to pass to the staircase/landing.



### OUTSIDE

Enclosed garden area to the rear of the property, which has been laid in paving for ease of maintenance. Shrub borders. A wooden gate at the side of the property allows access onto the front street.

### Store/Workshop

Wooden garden store/workshop.



### SERVICES

Mains water, electricity, gas and drainage.

### ITEMS INCLUDED

All fitted floorcoverings, curtains, window blinds and light fittings.

### Council Tax

The property is currently registered as band B

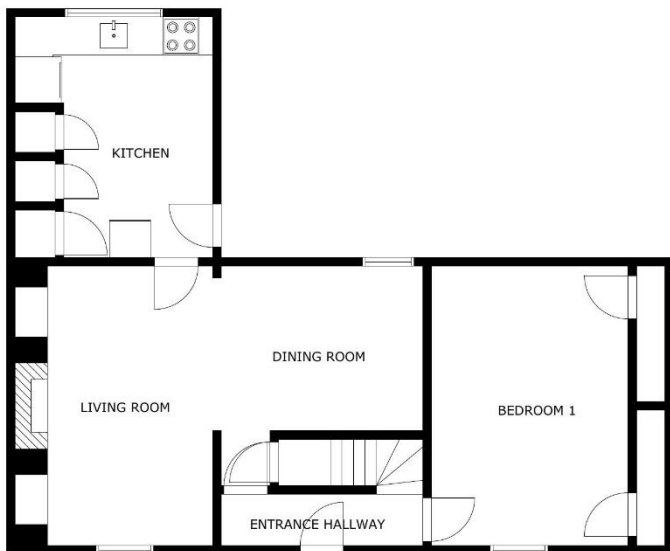
**EPC Banding** EPC=E

### Viewing

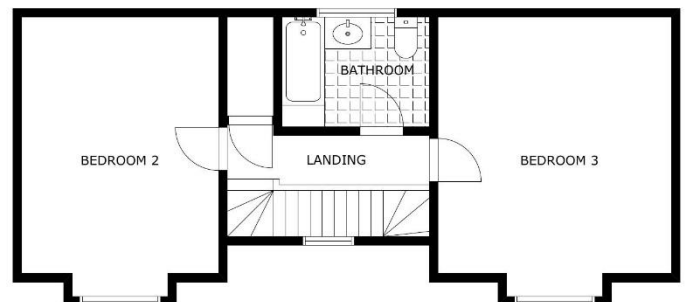
By appointment only which can be arranged by contacting our Buckie Office on 01542 833255

**Email** [buckie.property@stewartwatson.co.uk](mailto:buckie.property@stewartwatson.co.uk)

**Reference** Buckie/CF



FLOOR 1



FLOOR 2

*This floor plan is not to scale and is for illustrative purposes only.*

**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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