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26 SEAVIEW ROAD
BUCKIE, AB56 1RQ



Traditional End Terrace Dwellinghouse

- Popular residential area of coastal town
- Spacious family home with D.G & mains gas C.H
- Hallway, Lounge, Dining Area, Family Room, Dining Kitchen
- Utility, Bathroom & 3 Double Bedrooms (2 with en-suite)
- Enclosed rear garden. Off road parking. Garage & Garden Studio

Offers Over £210,000
Home Report Valuation £215,000

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26 SEAVIEW ROAD, BUCKIE, AB56 1RQ

TYPE OF PROPERTY

We offer for sale this traditional, end 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, primary/nursery schools, Merson Park and Buckpool golf course, with additional shops, supermarkets and amenities being found within the town centre. This property offers spacious, well appointed family accommodation over two floors and benefits from double-glazing and mains gas central heating. The present owners have presented the property well and all fitted floorcoverings, curtains, window blinds and light fittings are to be included in the price.

ACCOMMODATION

Hallway

Enter through substantial wooden exterior door with glazed number panel above into the entrance hallway, which has doors to the dining area and bedroom 1. The staircase allows access from this area to the first floor accommodation. Built-in understairs cupboard.



Dining Area

4.15 m x 2.67 m

Glass panelled door from the hallway. Open plan to the lounge. Glass panelled door to the family room.



Lounge

4.97 m x 3.42 m

Open plan from the dining area. Front facing window. Recessed display alcove with double cupboard below housing the electric meter.



Family Room

3.85 m x 3.32 m

Glass panelled door from the dining area. French doors

opening out into the rear garden. Glass panelled doors to the dining kitchen and the utility area.



Dining Kitchen

4.22 m x 3.38 m

Glass panelled door from the family room. Double size facing window. Fitted with a quality selection of solid oak base and wall mounted units with marble countertops. Integrated 5-burner gas hob, electric double oven, extractor

hood and dishwasher. Features of the kitchen include deep pan drawers, illuminated pelmet, bottle rack and a mobile island with breakfast bar seating area. One and a half bowl sinks and mixer tap. **The American style fridge freezer is also to be included in the sale.**



Utility Area**3.20 m x 1.64 m**

Glass panelled door from the family room. Fitted countertop with space below for washing machine. Wall mounted gas central heated boiler. Hot water cylinder. Door to the bathroom. Glass panelled exterior door giving access to the rear garden.

**Bathroom****3.12 m x 1.90 m**

Rear facing window. Fitted with a white suite comprising of toilet, wash-hand basin and bath with shower fitment above. Wall tiling to dado height and full height within the bath/shower area. Recessed illuminated display alcove.

Bedroom 1**4.96 m x 3.10 m**

Double size bedroom with front facing window. Fitted with a quality selection of bedroom furniture in a limed oak effect finish comprising of wardrobes, cupboards, bedside cabinets, drawer units and a vanity area.



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 and bedroom 3. **The first floor accommodation has some coombed ceilings and measurements are given at widest points.**

Bedroom 2

4.83 m x 3.66 m

Spacious, double size, double aspect room with front facing bay window and large rear facing window. Views towards the Moray Firth can be appreciated from the front window. Built-in cupboard with fitted shelving. Door to en-suite.



En-suite

2.62 m x 1.67 m

Double rear facing window. Fitted with a white suite

comprising of toilet, wash-hand basin and shower cubicle. Full wall tiling. Heated towel ladder radiator.



Bedroom 3**4.84 m x 4.16 m**

Spacious room with front facing bay window and large rear facing window. Views towards the Moray Firth between the properties opposite. Built-in cupboard with fitted shelving. Door to the en-suite.

**En-suite****2.23 m x 1.68 m**

Fitted with a white suite comprising of toilet, wash-hand basin and shower cubicle. Full wall tiling.



OUTSIDE

A block paved drive at the side of the property allows access to the garage and provides off road parking spaces. 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 southerly aspect making it a super suntrap during the summer months. A composite decking area provides a super spot for alfresco dining and enjoys views over the rear garden. Paved patio area. Outside light and water tap. Wooden gate allowing access to the driveway. Greenhouse.



Garden Cabin

3.33 m x 3.33 m

A lovely addition to the rear garden is the fully lined and insulated, timber garden cabin. The cabin is presently used as a family sitting/entertaining room but provides excellent space for use as a hobby/craft room/gym or for those wishing to work from home. French doors allow access from the rear garden. The cabin is fully lined and has power points.



Garage

7.74 m x 4.36 m

Block built garage with sectional door allowing car access from the driveway at the side of the property. Fitted workbench. Power points and lights. Side door from the rear garden.





SERVICES

Mains water, electricity, gas and drainage.

ITEMS INCLUDED

All fitted floorcoverings, curtains, window blinds and light fittings. Integrated kitchen appliances and American style fridge freezer Garden cabin.

Council Tax

The property is currently registered as band D

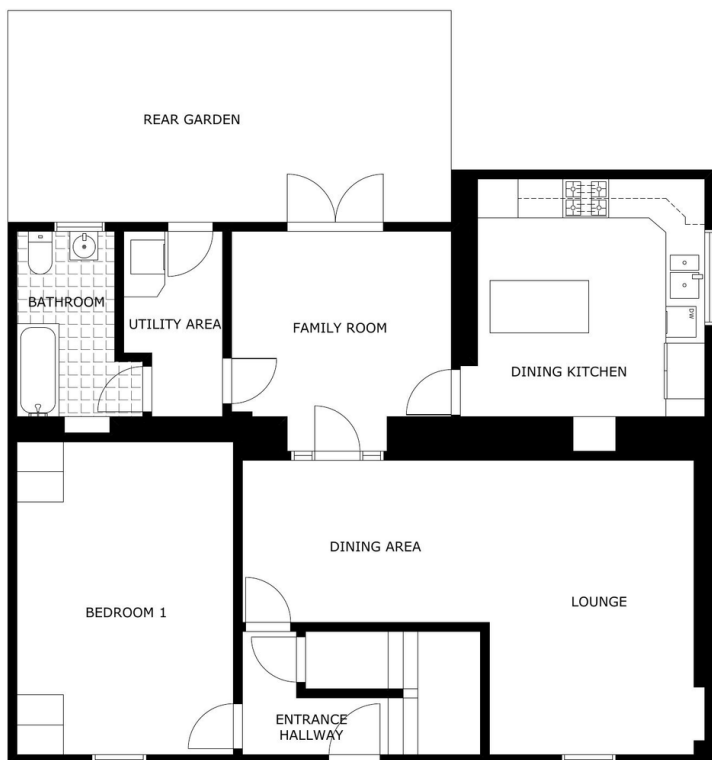
EPC Banding EPC=D

Viewing

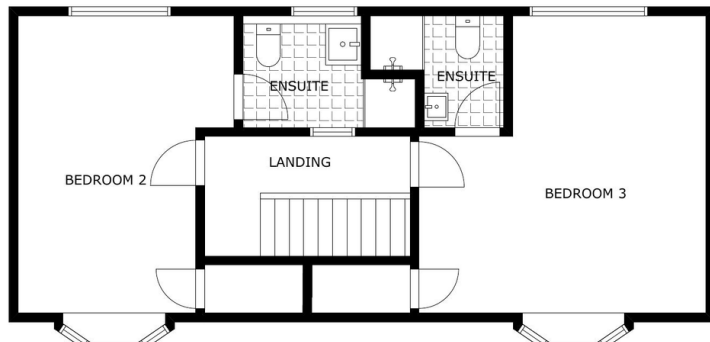
By appointment only which can be arranged by contacting our Buckie Office on 01542 833255

Email buckie.property@stewartwatson.co.uk

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.

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