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13 GOLF VIEW DRIVE
BUCKIE, AB56 1EH



Detached Modern Dwellinghouse

- Sought after residential area giving stunning views
- Spacious family home with D.G & mains gas C.H
- Vestibule, Hallway, Lounge, Sun Lounge, Dining Kitchen
- Utility Room, 2 Shower Rooms & 4 Double Bedrooms (1 en-suite)
- Enclosed gardens surrounding. Off road parking spaces.

Offers Over £330,000
Home Report Valuation £330,000

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13 GOLF VIEW DRIVE, BUCKIE, AB56 1EH

TYPE OF PROPERTY

We offer for sale detached modern dwellinghouse, which is situated within a much sought after residential area of Buckpool on the western fringe of the coastal town of Buckie. This property is a golfers dream and is located opposite the 10th fairway of Buckpool Golf Course, which is one of the top 100 courses in Scotland. Exceptional uninterrupted views over the golf course and across the Moray Firth can be appreciated from the front facing windows and garden area making it ideal for enjoying the beautiful sunsets. This lovely home offers spacious, well-appointed, bright and airy accommodation over two floors and benefits from full double-glazing and mains gas central heating. The present owners have upgraded and modernised the property installing a modern selection of units in the dining kitchen and new white suites in the ensuite and both shower rooms. All fitted floorcoverings, curtains (except for bedroom 2), window blinds and light fittings are to be included leaving this home in a true move-in condition.

ACCOMMODATION

Vestibule

Enter through glass panelled exterior door with glazed side panel into the vestibule. Glass panelled door with double side panels into the hallway.



Hallway

An L shaped hallway, which has doors to the lounge, bedroom 1, bedroom 2, dining kitchen and ground floor shower room. The staircase allows access from this area to the first floor accommodation.



Lounge

4.80 m x 4.78 m

Spacious room with large front facing window giving uninterrupted views across the golf course towards the Moray Firth. Open to the sun lounge.



Sun Lounge

4.54 m x 3.33 m

A lovely additional to the side of the property with windows on three sides making the best of the stunning views.



Dining Kitchen

4.81 m x 4.76 m

Glass panelled door from the hallway. An L shaped kitchen diner with large side and rear facing windows. Fitted with a selection of base and wall units in a beech effect shaker

style finish with slate effect countertops and upstands. Gas range style cooker. Sink and drainer unit with mixer tap. Two built in cupboards with fitted pantry/larder shelving. Glass panelled door to the utility room.



Utility Room**2.99 m x 1.71 m**

Glazed exterior door giving access to the rear garden. Fitted base units in a beech effect finish with slate effect countertops. Sink and drainer unit with mixer tap. Splashback wall tiling. Wall mounted gas central heating boiler.

**En-suite****1.94 m x 2.28 m**

Fitted with a white suite comprising of toilet, wash-hand basin and large shower cubicle. Wet wall panelling. Recessed area with fitted shelving. Wall mirror. Heated towel ladder radiator.

Bedroom 1**4.78 m x 5.50 m**

Double size bedroom with front facing window. Recessed area with hanging rail. Wall mirror. Etched glass door to the en-suite.

**Bedroom 2****3.50 m x 3.00 m**

Double size bedroom with rear facing window. Double built in wardrobe with sliding mirror doors, fitted shelf and hanging rail. (Curtains in this room to be removed).

**Shower Room****2.28 m x 2.18 m**

Side facing window. Fitted with a white suite comprising of toilet, wash-hand basin and large shower cubicle. Full wet wall panelling. Heated towel ladder radiator. Wall mirror.



Staircase

A carpeted staircase with wooden banister allows access from the hallway to the first floor accommodation. The landing has doors to bedroom 3, bedroom 4 and the shower room. Side facing Velux style roof window. Built in cupboard with fitted shelving. Door allowing access to the floored loft space, which has a light, shelving and the hot water cylinder.

Bedroom 3

4.20 m x 3.62 m

Double size bedroom with front facing window giving exceptional uninterrupted views over the golf course towards the Moray Firth. Double built in wardrobe with sliding mirror doors, fitted shelving and hanging rail.



Shower Room

2.26 m x 1.77 m

Side facing Velux style roof window. Fitted with a white suite comprising of toilet, wash hand basin and large

shower cubicle. Full wet wall panelling. Heated towel ladder radiator.



Bedroom 4

3.70 m x 3.62 m

Double size bedroom with rear facing window. Walk-in cupboard with fitted hanging rails, light and access to the eaves space.



OUTSIDE

The garden area to the rear of the property is fully enclosed and has been laid in paving for ease of maintenance. The front garden has been laid in grass, which continues at the west side of the property. A paved patio area at the side of the property enjoys a generally westerly aspect making it a super suntrap providing a super spot for alfresco dining and making the best of the stunning, uninterrupted views. Paved and stone chip parking area to the side of the property provides off road parking for 2 cars.





SERVICES

Mains water, electricity, gas and drainage.

ITEMS INCLUDED

All fitted floorcoverings, curtains (except for bedroom 2), window blinds and light fittings. The integrated dishwasher, range cooker, washing machine and tumble dryer. All wall TVs.

Council Tax

The property is not presently banded for council tax purposes.

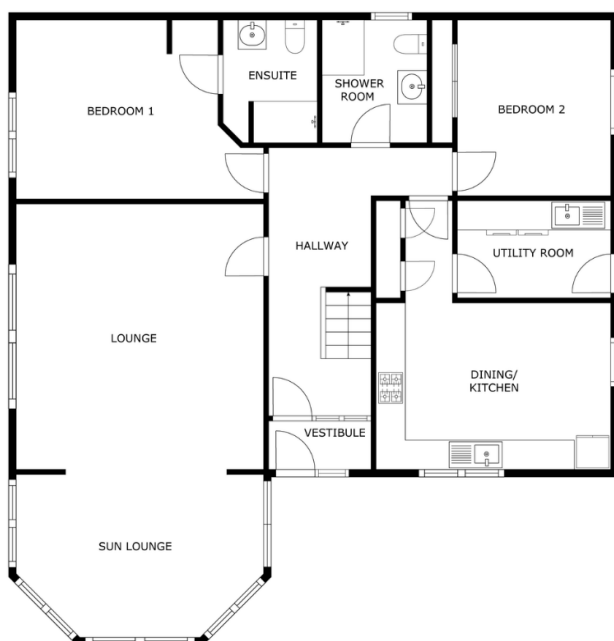
EPC Banding EPC=C

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.

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