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6 SOUTHPARK WAY
BUCKIE, AB56 5AF



Semi-Detached Modern Dwellinghouse

- Completed 2019. Popular modern residential development.
- Full D.G & hybrid air source/mains gas C.H system
- Hallway, Lounge, Fully Fitted Kitchen with Dining Area
- Toilet, Bathroom & 3 Bedrooms (1 with en-suite)
- Enclosed rear garden. Off road parking spaces.

Offers Over £199,000
Home Report Valuation £200,000

www.stewartwatson.co.uk

6 SOUTHPARK WAY, BUCKIE, AB56 5AF

TYPE OF PROPERTY

We offer for sale this semi-detached modern dwellinghouse, which is situated within a popular residential development on the south-western edge of the coastal town of Buckie. The property is conveniently placed for local shops, medical centre and 18-hole golf course with additional shops, supermarkets and amenities being available within the town centre. The property was completed by Springfield in 2019. This home offers spacious, well-appointed accommodation over two floors and benefits from full double-glazing and an air source heat pump/mains gas central heating system. The present owner has presented the property well, it has been decorated in neutral tones, and all fitted floorcoverings, curtains, window blinds and light fittings are to be included in the price leaving the home in a move-in condition.

ACCOMMODATION

Hallway

Enter through glass panelled exterior door into the hallway, which has doors leading to the toilet and lounge. The staircase gives access from this area to the first-floor accommodation.



Toilet

2.02 m x 1.05 m

Front facing window. Fitted with a white suite comprising of toilet and wash-hand basin. Wall tiling to dado height. Heated towel ladder radiator.



Lounge

5.09 m x 3.78 m

Glass panelled door from the hallway. Double front facing window. Feature media wall with illuminated recessed display alcove. Glass panelled door to the dining kitchen.



Dining Kitchen

5.10 m x 3.14 m

Glass panelled door from the hallway. Spacious open plan kitchen diner with rear facing window overlooking the garden area. French doors giving access to the patio area in the rear garden. The kitchen has been fitted with a modern selection of base and wall mounted units in a grey coloured, gloss effect finish with marble effect counter tops and

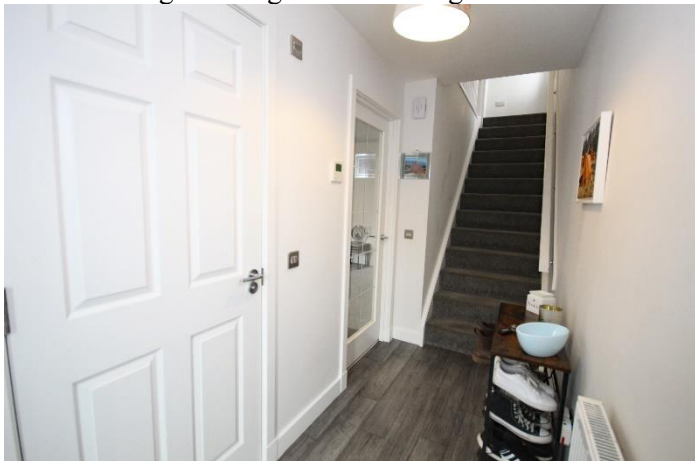


upstands. Integrated gas hob, electric oven, extractor hood, microwave, washing machine and dishwasher. The gas central heating boiler is concealed within one of the kitchen wall cabinets. One and a half bowl sink and drainer unit and mixer tap. Built-in understairs cupboard with light, electric meter, fuse box and power points.



Staircase

A carpeted staircase with wooden banister allows access from the entrance hallway to the first-floor accommodation. The first floor landing has a side facing window and doors to the bathroom and all 3 bedrooms. Built-in cupboard with fitted shelving. Ceiling hatch allowing access to the loft.



Bathroom

2.16 m x 2.07 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. Fitted furniture in a white finish providing useful storage cupboards and enclosing the cistern. Heated towel ladder radiator.



Bedroom 1

3.17 m x 2.82 m

Double size bedroom with rear facing window. Built-in wardrobe with bi-fold door, fitted shelf and hanging rail. Door to the en-suite shower room.



En-suite

2.28 m x 1.52 m

Fitted with a white suite comprising of toilet, wash hand basin and shower cubicle. Fitted furniture in a grey gloss effect finish providing useful cupboards and enclosing the

cistern. Wall tiling to dado height and full height within the shower area. Heated towel ladder radiator.



Bedroom 2

3.19 m x 2.80 m

Double size bedroom with front facing window. Double built-in wardrobe with sliding mirror doors, fitted shelf and hanging rail.



Bedroom 3

2.49 m x 2.15 m

Front facing window. Built-in wardrobe with fitted shelf and hanging rail.



OUTSIDE

A block paved drive at the side of the property provides off road parking spaces for numerous vehicles. The garden area to the front of the property has been laid in stone chips for ease of maintenance. The rear garden is enclosed and has been laid in grass. Paved patio area. Rotary clothes dryer. Wooden garden shed

SERVICES

Mains water, electricity, gas and drainage.

ITEMS INCLUDED

All fitted floorcoverings, curtains, window blinds and light fittings. The integrated kitchen appliances.

Council Tax

The property is currently registered as band C

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



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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