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**5 SPEY DRIVE
BUCKIE, AB56 1BZ**



Detached Modern Bungalow

- Popular residential area close to town centre & amenities
- Single storey home with D.G & mains gas C.H
- Vestibule, Hallway, Large Lounge, Dining/Family Room
- Fitted Kitchen, Utility Room, Bathroom & 3 Bedrooms (1 en-suite)
- Integral Garage. Off road parking. Enclosed rear garden.

Offers Over £299,000
Home Report Valuation £300,000

www.stewartwatson.co.uk

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TYPE OF PROPERTY

We offer for sale this detached modern bungalow, which is situated within a popular residential area of the coastal town of Buckie. The property is conveniently placed for the town centre shops, supermarkets, schools and amenities. This bungalow offers spacious, well-appointed accommodation single storey accommodation and benefits from full double-glazing and mains gas central heating. The present owners have presented the property well, it has been tastefully decorated in fresh neutral tones. All fitted floorcoverings, curtains, window blinds and light fittings are to be included in the price leaving this home in a true move in condition.

ACCOMMODATION

Vestibule

Enter through glass panelled exterior door into the vestibule. Glass panelled door to the hallway.

Hallway

Enter into the hallway, which has doors to the lounge, bathroom and all 3 bedrooms. Ceiling hatch with fold down wooden ladder allowing access to the loft space.



Lounge

6.96 m x 4.50 m

Glass panelled door from the hallway. A spacious room with large front facing bay window. Double glass panelled doors to the dining room.



Dining/Family Room

4.50 m x 3.30 m

Rear facing patio doors allowing access to the rear garden. Space for dining table/chairs and a family seating area. Open plan to the kitchen.



Kitchen

3.61 m x 3.00 m

Double rear facing window. Fitted with a modern selection of base and wall mounted units in a beech effect finish with granite effect countertops and upstands. Integrated 5-burner gas hob, electric double oven, extractor hood, dishwasher and fridge. Features of the kitchen include deep pan drawers, pull out larders and a corner carousel unit. Sink and drainer unit with mixer tap. Door to the utility room.



Utility Room**3.51 m x 1.88 m**

Fitted base and wall units in a white, gloss effect finish with granite effect countertop and upstand. Inset sink and drainer unit with mixer tap. Doors to the kitchen and garage. Glass panelled exterior giving access to the side of the property

Bedroom 1**5.30 m x 3.62 m**

Spacious double size bedroom with double rear facing window. Dressing area with w double wardrobe units providing excellent storage. Door to the en-suite shower room.

**En-suite Shower Room****2.19 m x 2.10 m**

Rear facing window. Fitted with a white suite comprising of toilet, wash-hand basin and shower cubicle. Fitted

furniture in a white, gloss effect finish providing useful storage cupboards, display shelving and enclosing the cistern. Full wetwall panelling.



Bedroom 2**4.16 m x 3.43 m**

Spacious double size bedroom with front facing bay window.

**Bedroom 3****3.18 m x 3.07 m**

Double size bedroom with side facing window.

**Bathroom****4.18 m x 1.85 m**

Side facing window. Fitted with a white suite comprising of toilet, wash-hand basin and bath with shower fitment above. Fitted with a selection of furniture in a grey coloured, gloss effect finish providing useful storage cupboards and display areas. Wetwall panelling within the bath/shower area. Illuminated wall mirror. Built-in cupboard with airing shelf and the hot water cylinder. Heated towel ladder radiator.



Integral Garage

5.95 m x 3.51 m

Fully lined integral garage with side facing window. Electric sectional door allowing car access from the driveway. Wall mounted gas central heating boiler. Electric meter and fuse box. Power points, light and tap.

OUTSIDE

The property occupies a good size site with garden areas surrounding. The front garden is mainly laid in block



paving allowing access to the garage and providing off road parking for numerous vehicles. Area of mature shrubs. Paved paths at either side of the property allow access via metal gates to the rear garden. The rear garden is enclosed and has been laid mainly for ease of maintenance with some raised mature shrub borders. 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 E

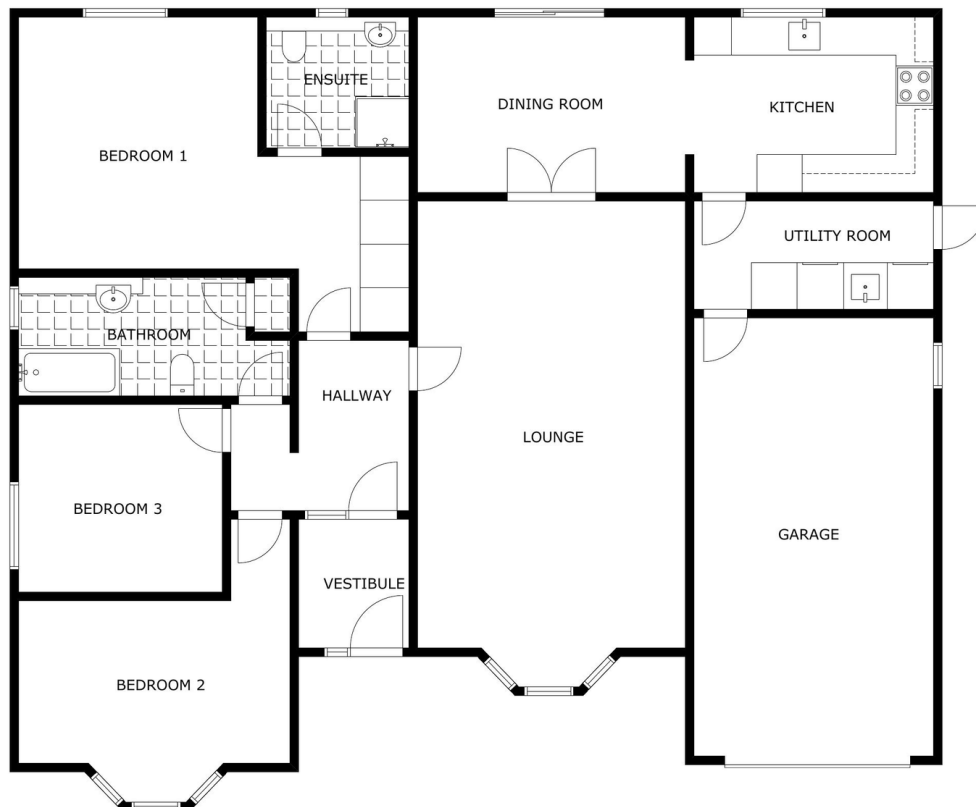
EPC Banding EPC= C

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

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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