

STEWART &WATSON

your **complete** property & legal service

**16 TITNESS STREET
BUCKIE, AB56 1HR**



Traditional Detached Dwellinghouse

- Popular residential area close to shops & schools
- Spacious, family home with D.G & mains gas C.H
- Vestibule, Hallway, Lounge, Sitting Room, Dining Kitchen
- Shower Room, Toilet, Office & possible 4 Bedrooms.
- Enclosed rear garden. Garden shed.

Offers Over £159,000
Home Report Valuation £180,000

www.stewartwatson.co.uk

TYPE OF PROPERTY

We offer for sale this traditional, detached dwellinghouse, which is situated in a popular residential area of the coastal town of Buckie. The property is conveniently placed for the town centre, shops, supermarkets, schools and leisure facilities. This family home offers well appointed family accommodation over two floors and benefits from double-glazing and mains gas central heating but would be enhanced by some modernisation. Many of the traditional features within the property have been retained including the panelled internal doors and fire surrounds, which will certainly appeal to those with a love of charm and character. All fitted floorcoverings, curtains, window blinds and light fittings will remain and are included in the price.

ACCOMMODATION

Vestibule

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



Hallway

Enter into the hallway, which allows access to the lounge, sitting room, dining room, kitchen, utility room and shower room. Built-in understairs cupboard. The staircase allows access from this area to the first floor accommodation. Glass panelled exterior door giving access to the rear garden.



Lounge

3.97 m x 3.53 m

Double, front facing window. Substantial wooden fire surround with tiled backing and hearth. Recessed display alcoves at either side of the fireplace, each with double cupboards below.



Dining/Family Room

4.16 m x 3.68 m

Rear facing window. Most recently used as a family sitting room but could be used as a dining room or additional

ground floor bedroom if required. Tiled fireplace and hearth. Recessed display alcove with display/book shelves.



Dining Kitchen

3.29 m x 2.61 m

Rear facing window. Fitted with a selection of base and wall mounted units in a beech effect finish with granite effect countertops. Integrated gas hob, electric oven and extractor hood. Sink and drainer unit with mixer tap. Splashback wall tiling.



Sitting Room/Bedroom 4

4.10 m x 3.06 m

Double front facing window. Most recently used as a bedroom but providing space for an additional

sitting/family or dining room. Wooden fire surround, tiled backing and hearth. Built-in cupboard with fitted shelving.



Bedroom 1

2.77 m x 1.74 m

Side facing window. Fitted with a white suite comprising of toilet, wash-hand basin and corner shower cubicle. Wall tiling to dado height and full height within the shower area.



Shower Room

2.77 m x 1.74 m

Side facing window. Fitted with a white suite comprising of toilet, wash-hand basin and corner shower cubicle. Wall tiling to dado height and full height within the shower area.



Staircase

A carpeted staircase gives access from the hallway to the first floor accommodation. Rear facing Velux style roof window on the staircase. Access to eaves space housing the gas central heating boiler. The first floor landing has doors to the toilet and all 3 bedrooms. **The first floor accommodation has some coomed ceilings and measurements are given at widest points.**



Bedroom 1

4.00 m x 3.36 m

Spacious double size bedroom with front facing window. Ceiling hatch allowing access to the loft space. Door to the office/dressing room.



**Office/Dressing Room****4.12 m x 2.40 m**

Rear facing window. Most recently used as a hobby studio/craft room but providing space for many uses including another bedroom if required. Built-in storage cupboards.

Toilet**1.84 m x 1.76 m**

Rear facing Velux style roof window. Fitted with a white toilet and wash-hand basin. Large walk-in cupboard with fitted shelving (providing excellent space for possible development subject to obtaining any necessary planning consents).

**Bedroom 2****4.37 m x 3.73 m**

Spacious double bedroom with front facing window.

**Bedroom 3****Front facing window.****3.03 m x 2.22 m****OUTSIDE**

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 has an area laid in grass and some mature shrub borders. Paved patio area. A wooden gate at the side of the property gives access to Titness Street. Garden shed.





SERVICES

Mains water, electric, gas and drainage.

ITEMS INCLUDED

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

Council Tax The property is currently registered as band D

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

Reference Buckie/CF



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.

The Property Shop, 2 Main Street, Turriff AB53 4AD (01888) 563777
 59 High Street, Turriff AB53 4EL (01888) 563773
 65 High Street, Banff AB45 1AN (01261) 818883
 42/44 East Church Street, Buckie AB56 1AB (01542) 833255
 35 Queen Street, Peterhead AB42 1TP (01779) 476351

38 Broad Street, Fraserburgh, AB43 9AH (01346) 514443
 21 Market Square, Oldmeldrum AB51 0AA (01651) 872314
 4 North Street, Mintlaw, AB42 5HH (01771) 622338
 25 Grant Street, Cullen, AB56 4RS Mon-Fri 1pm-4pm (01542) 840408
 17-19 Duke Street, Huntly, AB54 8DL (01466) 792331