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STROMA, WESTACRES

ENZIE, BY BUCKIE, AB56 5EN



Detached Modern Family Dwellinghouse

- Sought after semi-rural location only a short drive to Moray Firth Coast
- Spacious family home with D.G, oil C.H & wood burning stove.
- Large Lounge, Fitted Dining Kitchen, Dining Room, Conservatory
- Utility, Bathroom & 5 Bedrooms (1 with En-suite and 1 with Sauna)
- Large site with gardens surrounding. Garage, Sheds & Greenhouse.

Offers Over £315,000

Home Report Valuation £315,000

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STROMA. WESTACRES, ENZIE, BY BUCKIE, AB56 5EN

TYPE OF PROPERTY

We offer for the sale this detached modern family villa which is situated in a sought after semi-rural location only a short drive from the picturesque Moray Firth Coast. Stroma was designed and completed to the present owners high specifications offering spacious, well-appointed accommodation over two floors and benefits from full double-glazing, oil fired central heating, wood burning stove, hardwood finishings and quality oak panelled internal doors. This would be an ideal purchase for those with family seeking to enjoy rural but not isolated living. The property occupies a generous site measuring approximately 1/3rd of an acre and enjoys views towards the Bin Hill to the rear. The present owner has maintained and presented the property well, it has been tastefully decorated and all fitted floorcoverings, curtains, 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 into the vestibule. Glass panelled door to the hallway.

Hallway

Enter into a spacious, L-shaped hallway which has doors to the lounge, dining kitchen, bathroom and the 3 ground floor bedrooms. Three built in cupboards with fitted shelving. Understairs storage area. The staircase allows access from this area to the first floor accommodation.



Lounge

5.99 m x 4.77 m

A spacious room with glass panelled door from hallway. Two, double, front facing windows. Recessed fireplace

with wood burning stove set on a raised tiled hearth. Double glass panelled doors to the dining room.





Dining Room

3.27 m x 3.15 m

Double glass panelled doors from the lounge. Double side facing window. Door to family area of the dining kitchen.



Dining Kitchen

5.98 m x 3.38 m

Open plan kitchen diner/family area, Double rear facing window overlooking the rear garden and rear facing patio doors into the conservatory. The kitchen area has been fitted with a quality selection of base and wall mounted units with solid oak, shaker style doors and solid quartz countertops and upstands. Integrated electric hob, double oven, extractor hood and fridge. Features of the kitchen include bottle rack, pull out larders and a breakfast bar providing an informal dining space. One and a half bowl sink and drainer unit with mixer tap. Splashback wall tiling. Doors to the hallway, utility room, dining room and conservatory.





Conservatory **3.40 m x 2.97 m**
 A lovely additional to the rear of the property with windows on three sides overlooking the rear garden. French doors giving access to the rear garden.



Utility Room **2.74 m x 1.58 m**
 Fitted base and wall mounted units with solid oak, shaker style doors and granite effect countertops. Sink and drainer unit with mixer tap. Splashback wall tiling. Glass panelled exterior door giving access to the rear of the property. **The washing machine and fridge freezer are to be included in the sale.**



Bedroom 1**4.28 m x 3.40 m**

Spacious, double size bedroom with double rear facing window. Double built in wardrobe with sliding mirror doors fitted shelf and hanging rail. Door to the ensuite.

**En-Suite****2.71 m x 1.18 m**

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

furniture in a walnut effect finish providing useful storage cupboards and enclosing the cistern. Full wall and floor tiling. Heated towel ladder radiator.



Bedroom 2**3.94 m x 3.00 m**

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

**Bathroom****3.40 m x 2.13 m**

Rear facing window. Fitted with a off-white suite comprising of toilet, bidet, wash hand basin, corner

whirlpool bath and separate shower cubicle. Wall tiling within the shower area and to dado height in the remainder of the room.



Bedroom 3

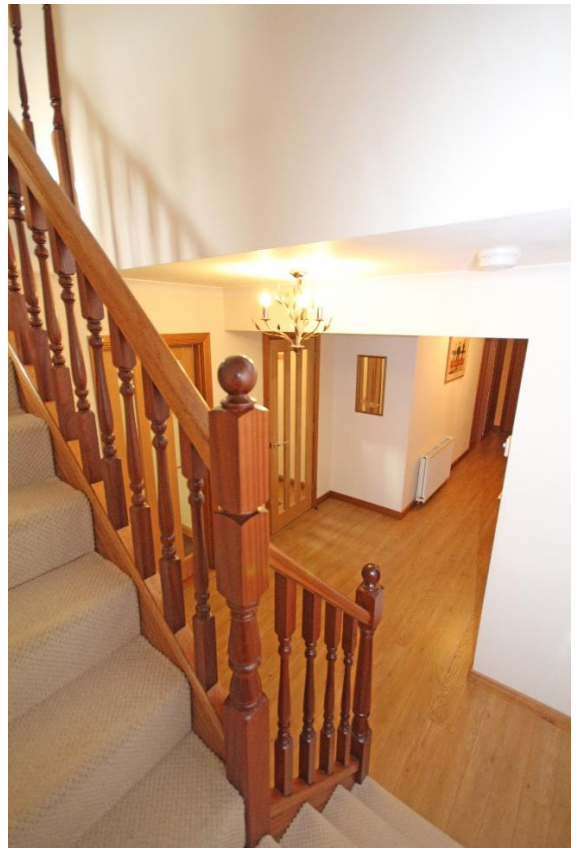
3.76 m x 3.03 m

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



Staircase

A carpeted staircase with hardwood banister and spindles allows access from the hallway to the first-floor accommodation. The first-floor landing has doors to bedroom 4 and bedroom 5. Side facing Velux style roof window. The first floor accommodation has some coombed ceilings and measurements are given at widest points.



Bedroom 4

5.49 m x 3.77 m

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



Bedroom 5**3.77 m x 3.49 m**

Front facing window. Another good size bedroom, home gym or possible sitting/games room. Traditional sauna cubicle.

**OUTSIDE**

The property occupies a generous size site measuring approx. 1/3rd of an acre with garden areas surrounding. A hardcore driveway allows access to the garage, provides a turning point and offroad parking spaces for numerous vehicles. The garden areas to the front and side of the property have been laid mainly in grass with a mature hedge border creating a shelterbelt and adding privacy. Views over the surrounding farmland can be appreciated from the rear of garden. Patio areas. Outside light and water tap.

Outbuildings

Attached garage with up and over door allowing car access from the driveway. Power and light. Side facing window. Wooden door to the rear garden.

Greenhouse, potting shed, log store and 2 sheds.





SERVICES

Mains water and electricity.

ITEMS INCLUDED

All fitted floorcoverings, curtains, window blinds and light fittings. The integrated kitchen appliances. Washing machine and fridge freezer in the utility room.

Council Tax

The property is currently registered as band E

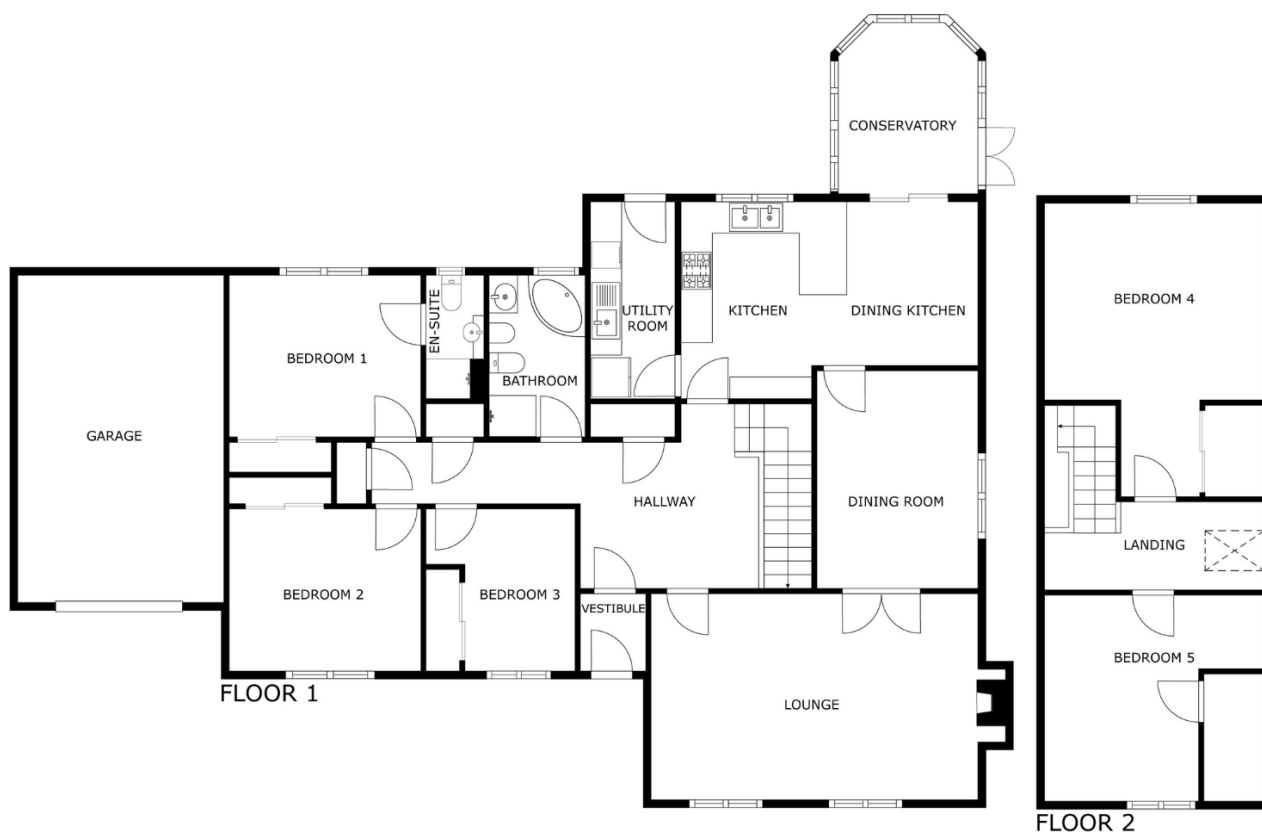
EPC Banding EPC=D

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



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