

STEWART & WATSON

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**14 WEST STREET
BUCKIE, AB56 1HQ**



Substantial & Spacious, Detached Modern Family Villa

- Impressive family home close to town centre, shops & schools
- Completed 2016. Oak finishings, D.G & Air source heating system.
- Vestibule, Hallway, Lounge, Fitted Dining Kitchen, Family Room
- Utility, Toilet, Bathroom & 4 Double Bedrooms (1 en-suite & walk-in wardrobe)
- Integral Double Garage. Off road parking. Enclosed rear garden.

Offers Over £420,000
Home Report Valuation £420,000

www.stewartwatson.co.uk

14 WEST STREET, BUCKIE, AB56 1HQ

TYPE OF PROPERTY

We offer for sale this extremely spacious, detached, modern villa, which is situated within a popular residential area of the coastal town of Buckie. The property is conveniently placed for the town centre, shops, schools and leisure facilities making it ideal for those with family. This very impressive villa was completed entirely to the present owners' high specifications in 2016, and offers well-appointed accommodation over two floors and benefits from UPVC fascias and soffits, full double glazing, air source central heating system (underfloor heating throughout the ground floor) and oak panelled internal doors and finishings throughout. The present owners have presented the property exceptionally well; it has been decorated in fresh neutral tones. All fitted floorcoverings, curtains, window blinds and light fittings are to be included in the sale price leaving this immaculate home in a true move-in condition.

ACCOMMODATION

Vestibule

Enter through glass panelled exterior door into the vestibule. Glass panelled door to the hallway with glazed panels at either side.

Hallway

Spacious, bright and airy U shaped hallway, allowing access to the lounge, cloakroom toilet, dining kitchen, utility room and the double, integral garage. Built in under stair cupboard with hooks. Built in cupboard housing the central heating manifold. Large, triple, rear facing window overlooking the rear garden. Glass panelled exterior door giving access to the rear garden. The staircase allows access from this area to the first floor accommodation.



Lounge

7.83 m x 4.27 m

Double glass panelled doors from the hallway. An

exceptionally spacious room with large front facing bay window.





Cloakroom Toilet **4.29 m x 1.94 m**
Side facing window. Fitted with a white suite comprising of toilet and wash hand basin. Fitted furniture in a white and black gloss finish providing useful storage cupboards, display areas and enclosing the cistern. Feature slate effect wall. Heated towel ladder radiator.



Dining Kitchen

6.50 m x 4.30 m

Spacious, double aspect kitchen diner with double side facing window and French doors allowing access to the patio area in the rear garden. Fitted with a quality selection of base and wall units in a white gloss finish with Quartz countertops and upstands. Integrated induction hob, electric double oven, microwave, coffee machine,

dishwasher and larder fridge and large freezer. Features of the kitchen include a large central island incorporating a breakfast bar providing an informal dining space, deep pan drawers and display lighting. One and a half bowl sink and drainer unit with mixer tap. Open plan to the family sitting room.



Family Sitting Room

4.30 m x 3.41 m

A lovely family sitting area located off the dining kitchen. Double side facing window and a vaulted ceiling with high level triangular shaped rear facing window.



Utility Room

3.36 m x 3.05 m

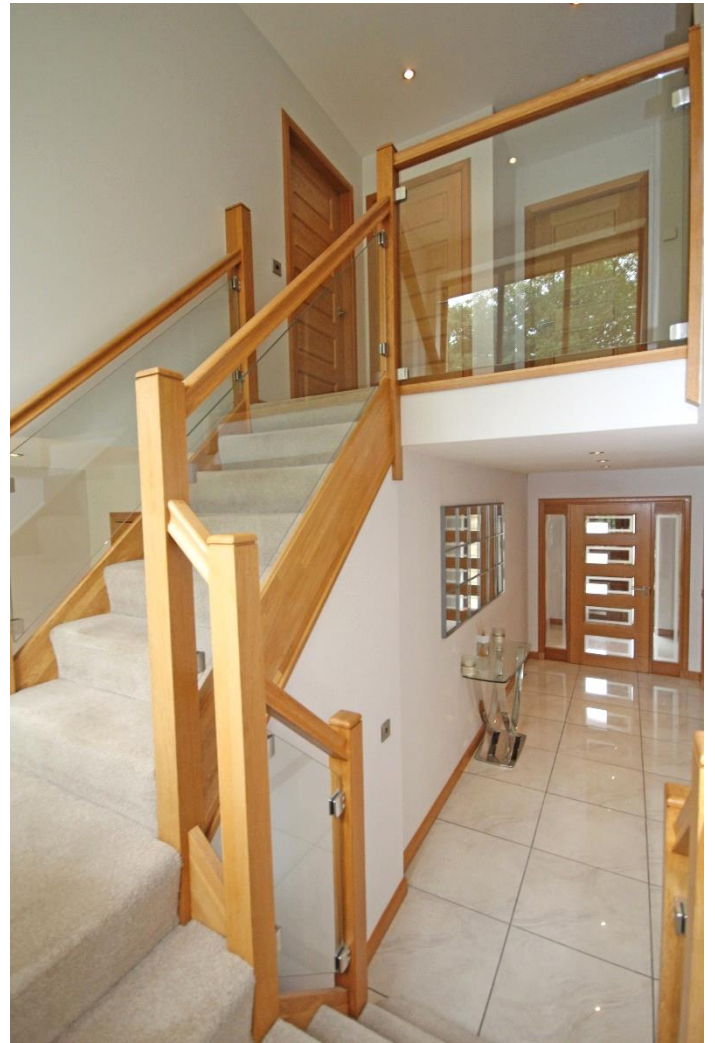
Rear facing window. Fitted with a selection of units in a grey coloured, wood effect finish with slate effect

countertops. One and a half bowl sink and drainer unit with mixer tap. Built in cupboard housing the hot water cylinder. Fitted high level clothes drying rack.



Staircase

A carpeted staircase with oak banister and glass balustrade gives access from the hallway to the first floor accommodation. Large triple rear facing window allowing light to pass to the staircase and landing. The first floor landing has doors to the bathroom and all 4 bedrooms. Built in cupboard with fitted shelving. Ceiling hatch allowing access to the loft space.



Bedroom 1

5.80 x 4.63 m

An extremely spacious master bedroom with large front facing window. Doors to the en-suite and walk-in wardrobe.





Walk in wardrobe

3.57 m x 2.26 m

Rear facing window. Well fitted with an excellent selection of hanging rails, trouser rails, shelving and drawer units.

En-suite

3.55 m x 2.21 m

Rear facing window. Fitted with a white suite comprising of toilet, twin wash hand basins and large walk in shower. Fitted semi-circular vanity unit a white gloss finish housing the wash-hand basins and providing useful storage cupboards. Illuminated, mirrored wall cabinet. Heated towel ladder radiator.



Bedroom 2

4.10 m x 6.10 m

Double size bedroom with front facing window. Two double built in wardrobes with sliding mirror doors, fitted shelving and hanging rails.



Bedroom 3

4.78 m x 3.39 m

Double size bedroom with double, side facing window.

Two double built in wardrobes with sliding mirror doors, fitted shelving and hanging rails.



Bathroom

3.48 m x 2.38 m

Side facing window. Fitted with a white suite comprising of toilet, wash hand basin, bath with shower fitment from the mixer tap and an offset corner shower cubicle with

multi-jet shower fitment. Wall tiling to dado height and full height within the shower area. Heated towel ladder radiator. Illuminated wall mirror.



Bedroom 4

3.50 m x 3.00 m

Double size bedroom with front facing window.

super spot for alfresco dining. Area laid in artificial grass. Rotary clothes dryer. External lights.



Integral Garage

6.06 m x 5.50 m

Fully lined, integral double garage with sectional electric door allowing car access from the driveway. Power points, lights and water tap. Electric meter and fuse box.

OUTSIDE

The garden area to the front of the property has been laid in block paving for ease of maintenance allowing access to the garage and providing off road parking spaces for numerous vehicles. Wooden gates allow access at either side of the property to the rear garden. The rear garden is enclosed and enjoys a generally westerly aspect making it a super suntrap during the summer months. A paved patio area provides a





SERVICES

Mains water, electricity 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 F

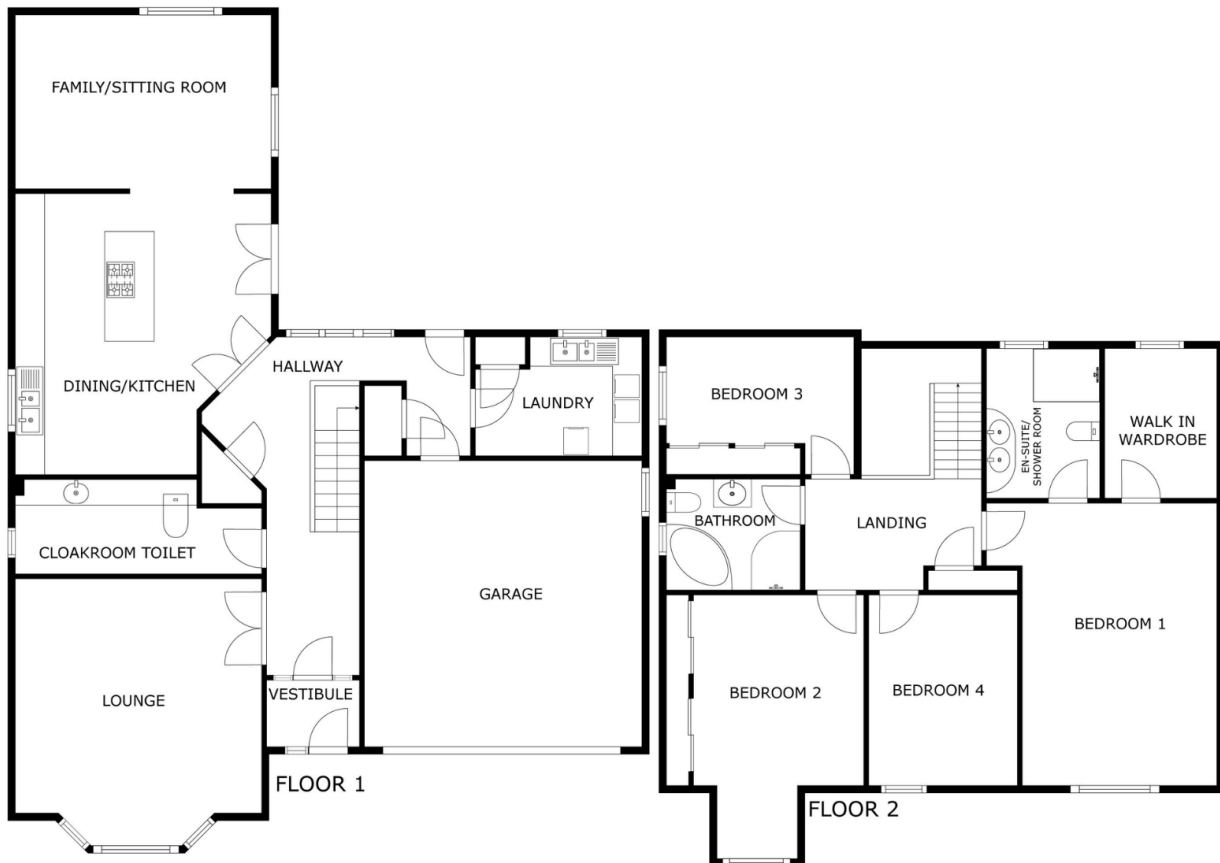
EPC Banding EPC=C

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



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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