

# STEWART & WATSON

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**15 EAST CATHCART STREET  
BUCKIE, AB56 1PJ**



## *Ground Floor Flat*

- Modernised accommodation in central location
- Own entry door. Full D.G & mains gas C.H
- Hallway, Lounge, Fitted Kitchen,
- Bathroom & 2 Bedrooms.
- Communal, enclosed rear garden. Store.

***Offers Over £80,000***

***Home Report Valuation £80,000***

**[www.stewartwatson.co.uk](http://www.stewartwatson.co.uk)**

## TYPE OF PROPERTY

We offer for sale this ground floor flat, which forms part of the ground floor of a traditional, stone built detached property. The property is situated centrally in the popular coastal town of Buckie and is conveniently placed for the town centre shops, schools, supermarkets, medical centre and amenities. This flat offers well appointed, single storey accommodation, has its own entry door and benefits from full double-glazing and mains gas central heating (new boiler installed 2025). The property has been upgraded and modernised in recent years with a white suite fitted in the bathroom and a modern selection of units fitted in the kitchen. The owners have kept the décor neutral and all fitted floorcoverings, curtains, window blinds and light fittings are to be included in the price leaving the property in a move-in condition.

## ACCOMMODATION

### Hallway

Enter through glass panelled exterior door into the hallway, which has doors to the lounge, kitchen, bathroom and bedroom 1. Side facing window.



### Kitchen

3.99 m x 2.48 m

Side and rear facing windows. Fitted with a selection of base and wall mounted units in a walnut effect finish with slate effect countertops and midwall panelling. Integrated electric hob, oven and exterior hood. One and a half bowl sink and drainer unit with mixer tap. The gas central heating boiler is concealed within one of the wall cupboards.



### Bathroom

2.09 m x 2.01 m

Side facing window. Fitted with a white suite comprising of toilet, wash-hand basin and P shaped bath with shower

fitment above. Full wetwall panelling. Double cupboard fitted below the wash-hand basin. Heated towel ladder radiator.



**Bedroom 1** **3.95m x 2.92 m**  
Double size bedroom with rear facing window. Built-in cupboard with fitted shelving.



**Lounge** **4.21 m x 3.52 m**  
Spacious room with front facing window. Built-in cupboard with fitted shelving, electric meter and fuse box. Door to bedroom 2.



**Bedroom 2** **2.75 m x 2.70 m**  
Double size bedroom with front facing window. Wall to wall, floor to ceiling built-in wardrobes and cupboards providing excellent storage.



### **OUTSIDE**

An enclosed garden lies to the rear of the building, which is shared by the 4 properties in the block. The garden has been laid in grass with drying poles. Paved patio area at the main entry door which is shared between 15 and 15a providing a small seating area. Understairs store.



**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 A

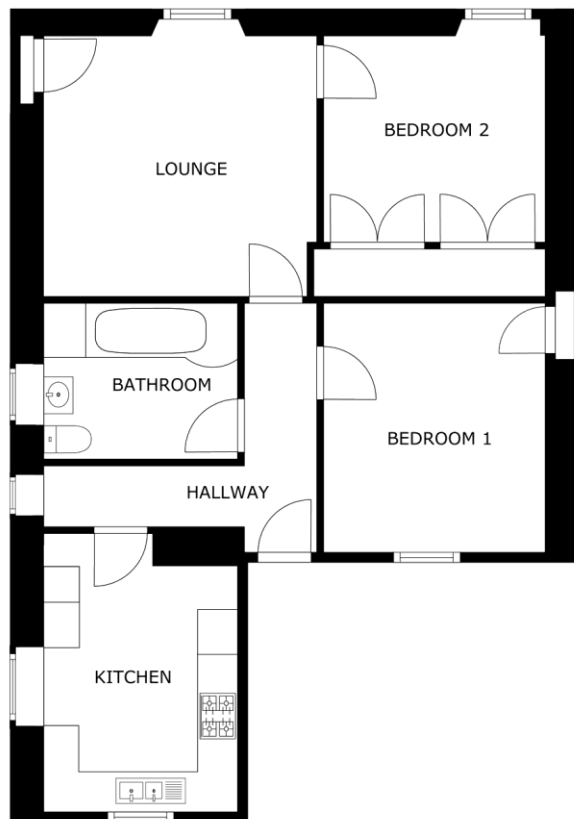
**EPC Banding** EPC= D

**Viewing**

By appointment only which can be arranged by contacting our Buckie Office on 01542 833255

**Email** [buckie.property@stewartwatson.co.uk](mailto:buckie.property@stewartwatson.co.uk)

**Reference** Buckie/CF



FLOOR PLAN

**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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