

STEWART & WATSON

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**38A HIGH STREET
FOCHABERS, IV32 7DX**



Spacious Maisonette

- Central location close to shops & schools
- First & second floor accommodation. Full gas C.H
- Communal Entrance. Hallway, Lounge, Fitted Kitchen
- Bathroom & 3 Double Bedrooms.
- Shared garden area to the rear of the property.

Offers Over £125,000

Home Report Valuation £125,000

www.stewartwatson.co.uk

TYPE OF PROPERTY

We offer for sale this spacious maisonette, which forms the first and top floors of a substantial stone-built mid terraced property. The property occupies a prime central location and is conveniently placed for the local shops, medical central and schools. This grade C listed property offers spacious accommodation over two floors and benefits from mains gas central heating and partial double/secondary glazing. The present owners have recently installed a modern selection of units in the dining kitchen, but the property would be enhanced by some further upgrading and redecoration. **Viewing is highly recommended to fully appreciate the spacious accommodation this property offers.**

ACCOMMODATION

Communal Entrance

Enter through wooden exterior door into the communal entrance, which is shared by 38 and 38a High Street.

Staircase

The staircase gives access from the communal entrance area up to the entry door of 38a High Street. Rear facing, stained glass window allowing light to pass onto the staircase.

Hallway

Enter into the first floor hallway, which has doors to the lounge, dining kitchen and sitting room/bedroom 3. Large front facing window with cupboard below housing the fuse box. The staircase gives access from this area to the top floor accommodation.



Lounge

5.11 m x 3.57 m

Large front facing window. Wooden fire surround with tiled fireplace. Built in cupboard with fitted shelving.



Dining Kitchen

3.85 m x 2.78 m

Rear facing window. Recently fitted with a modern selection of base and wall mounted units in a grey coloured, gloss effect finish with granite effect countertops. Integrated electric hob, oven and extractor fan. Sink and drainer unit with mixer tap. Splash back wall tiling. Glass panelled exterior door giving access to the external staircase at the rear of the building.



Sitting Room/ Bedroom 3

5.11 m x 4.08 m

Large front facing window. Built in cupboard with fitted shelving. Recessed area with fitted display shelving.



Staircase

A carpeted staircase with wooden banister gives access from first floor landing to the top floor accommodation. The top floor landing has a rear facing roof skylight window. Doors to the bathroom, bedroom 1 and bedroom 2. Two built in cupboards with shelving and 2 double built in cupboards with sliding doors and shelving. Front facing roof skylight window. **The top floor accommodation has some coombed ceilings and measurements are given at the widest points.**



Bathroom

3.16 m x 2.02 m

Rear facing window. Fitted with a white suite comprising of toilet, wash-hand basin, bath and separate shower cubicle. Wall tiling to dado height. Ceiling hatch allowing access to the loft space.



Bedroom 1

4.33 m x 3.52 m

Front facing bay window, fitted window seat with storage cupboard. Fitted wardrobe and shelving.



Bedroom 2

3.68 m x 4.33 m

Front facing bay window, fitted window seat with storage cupboard. Fitted wardrobe and shelving.



OUTSIDE

A wooden door on High Street gives access via a shared pend to the rear garden. The rear garden is enclosed and

shared between 38, 38a and 40 High Street. The garden is mainly laid in paving and stone chips for ease of maintenance. External staircase allows access to the store and the rear door leading to the dining kitchen.

Store

The central heating boiler is located within a store cupboard at the top of the external staircase at the rear of the building.



SERVICES

Mains water, electricity, gas and drainage.

ITEMS INCLUDED

Any fitted floorcoverings, curtains, window blinds and light fittings. The integrated kitchen appliances.

Council Tax

The property is currently registered as band B

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



FLOOR 2



FLOOR 1

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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