

STEWART & WATSON

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38 YUILL AVENUE
BUCKIE, AB56 1NX



Semi-Detached Dwellinghouse

- Popular residential area close to shops & schools
- Extended, modernised accommodation. Full D.G & gas C.H
- Hallway, Lounge, Dining Kitchen, Conservatory
- Bathroom & 3 Bedrooms (one with en-suite shower room)
- Enclosed rear garden. Offroad parking. Large Garage.

Offers Over £165,000
Home Report Valuation £165,000

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TYPE OF PROPERTY

We offer for sale this attractive semi-detached dwellinghouse, which is situated within 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. The property offers spacious, well-appointed accommodation over two floors and benefits from full double-glazing, mains gas central heating and modern panelled internal doors. The accommodation comprises of a spacious lounge, modern fitted kitchen, conservatory and bathroom on the ground floor and three double bedrooms (1 with en-suite shower room) on the first floor. The present owners have presented the property well, it has been tastefully decorated and all fitted floor coverings, curtains, window blinds and light fittings are to be included leaving this property in a move-in condition.

ACCOMMODATION

Hallway

Enter through UPVC, glass panelled exterior door into the hallway, which has doors to the lounge and bathroom.

Understairs storage area. Double built in downstairs cupboard. The staircase allows access from this area to the first floor accommodation.



Lounge

4.12m x 3.68m

Glass panelled door from the hallway. Double, front facing window. Two recessed alcoves with fitted shelving and storage cupboards fitted below (one housing the electric meter). Glass panelled door to the kitchen.



Dining Kitchen

3.96 m x 2.91 m

Double rear facing window, into the conservatory. Fitted with a modern selection of base and wall mounted units in a white coloured, gloss effect finish with wood effect



countertops and white, gloss midwall panelling. One and a half bowl sink and drainer unit with mixer tap. UPVC, glass panelled exterior door giving access to the conservatory.



Conservatory

3.73m x 2.12m

A lovely addition to the rear of the property with windows on 2 sides enjoying views over the rear garden. This room

is presently used as a utility store but provides excellent space for use as a dining/family room. Glass panelled exterior door giving access to the rear garden.



Bathroom

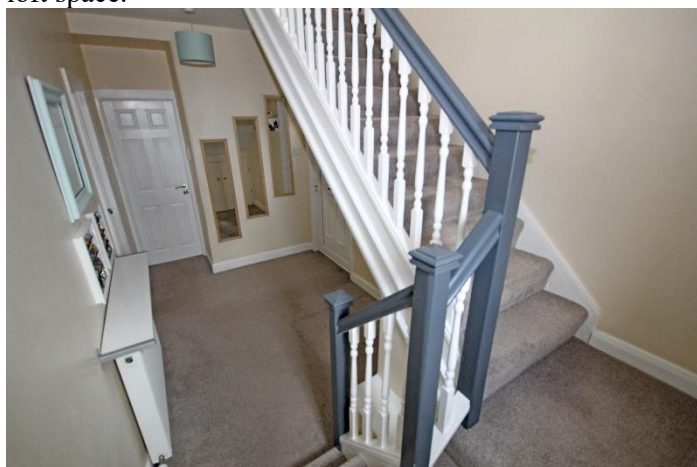
2.42 m x 2.00 m

Rear facing window. Fitted with a white suite comprising of toilet, wash-hand basin, bath and separate shower cubicle. Fitted furniture in a white, gloss effect finish providing useful storage cupboards and enclosing the cistern. Mirrored wall cabinet. Wetwall panelling.



Stairway

A carpeted staircase with wooden banister and spindles allows access from the entrance hallway to the first floor accommodation. Front facing window on the stairway. The first floor landing has side facing window and doors to all three bedrooms. Ceiling hatch allowing access to the loft space.



Bedroom 1

3.50m x 3.05m

Double size bedroom with double, front facing Double built-in wardrobe with sliding mirror doors, fitted shelf and hanging rail. Door to the en-suite.



En-suite**3.05 m x 1.14 m**

Fitted with a white suite comprising of toilet, wash-hand basin and large shower cubicle. Fitted furniture in a white, gloss effect finish providing useful storage cupboards and concealing the cistern. Mirrored bathroom cabinet. Heated towel ladder radiator. Wetwall panelling.

**Bedroom 2****4.34 m x 2.77 m**

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

**Bedroom 3****3.33m x 3.05m**

Double size bedroom with rear facing window.

**OUTSIDE**

The property occupies a generous site with garden areas to the front, side and rear. The front garden has been laid in stone chips for ease of maintenance, allowing access to the garage and providing off road parking for numerous vehicles. A good size garden lies to the rear of the property, which enjoys a generally southerly aspect making it a super suntrap during the summer months. Area laid in grass with some established shrub borders, Timber decking area with pergola. Patio area. Rotary clothes dryer.

Garage**6.20 m x 3.33 m**

Detached block-built garage with up and over door allowing car access from the driveway. Side facing window. Wooden side door.





SERVICES

Mains water, electricity, gas and drainage.

ITEMS INCLUDED

All fitted floorcoverings, curtains, window blinds and light fittings.

Council Tax

The property is currently registered as band A

EPC Banding EPC=C

Viewing

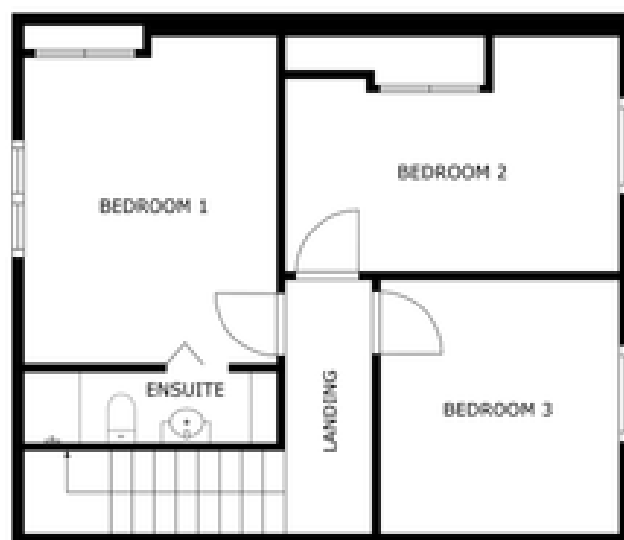
By appointment only which can be arranged by contacting our Buckie Office on 01542 833255

Email buckie.property@stewartwatson.co.uk

Reference Buckie/CF



FLOOR 1



FLOOR 2

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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