

STEWART & WATSON

your **complete** property & legal service

1 ALNATH PLACE
BUCKIE, AB56 1EA



End Terrace Dwellinghouse

- Popular residential area of coastal town
- Spacious accommodation. Full D.G & mains gas C.H
- Hallway, Large Lounge, Fitted Dining Kitchen
- Bathroom & 3 Bedrooms.
- Off road parking. Enclosed rear garden. Garden Store.

Offers Over £125,000
Home Report Valuation £125,000

www.stewartwatson.co.uk

1 ALNATH PLACE, BUCKIE, AB56 1EA

TYPE OF PROPERTY

We offer for sale this end terrace dwellinghouse, which is situated within a residential area of Buckpool on the western side of the popular coastal town of Buckie. The property is conveniently placed for the local shops, medical centre and Buckpool Golf Course with additional shops, supermarkets and leisure facilities being available within the town centre. This home offers spacious, well appointed accommodation over two floors and benefits from full double-glazing and mains gas central heating. All fitted floorcoverings, curtains, window blinds and light fittings are to be included in the price.

ACCOMMODATION

Entrance

Enter through glass panelled exterior door into the entrance hallway, which has a door to the lounge. The staircase gives access from this area to the first floor accommodation.

Lounge

5.88 m x 3.86 m

Glass panelled door from the entrance hallway. Spacious, double aspect room with front and rear facing windows. Wooden fire surround with marble effect backing and hearth. Glass panelled door to the dining kitchen.



Dining Kitchen

5.82 m x 2.88 m

Spacious, double aspect room with front and rear facing windows. Fitted with a modern selection of base and wall mounted units with rolltop worksurfaces in a light cherry wood effect finish. Integrated gas hob, electric oven,

extractor hood and fridge freezer. One and a half bowl sink and drainer unit with mixer tap. Splashback wall tiling. Built-in understairs cupboard with fitted shelving and hooks. Glass panelled exterior door giving access to the rear garden.





Staircase

Staircase with fitted carpet treads allows access from the entrance hallway to the first floor accommodation. The first floor landing has doors to the bathroom and all 3 bedrooms. Ceiling hatch allowing access to the loft space.

Bedroom 1

3.33 m x 3.20 m

Double bedroom with front facing window. Triple built-in wardrobe with sliding mirror doors, fitted shelving and hangingrail.



Bathroom

2.89 m x 1.74 m

Rear facing window. Fitted with a white suite comprising of toilet, wash-hand basin and bath with shower fitment above. Full wall tiling.



Bedroom 3

3.97 m x 2.00 m

An ideal single or child's bedroom with front facing window. Fitted bedroom furniture comprising of a double wardrobe and storage cupboards.



Bedroom 2

3.88 m x 2.51 m

Rear facing window. Fitted double wardrobe.



OUTSIDE

The garden area to the front of the property has been laid in paving slabs for ease of maintenance creating off road parking spaces. A paved path to the side of property allows access, via a metal gate between the front and rear gardens. The rear garden is enclosed and has an area laid in grass. Raised decking area. Block built garden store with power and light. Outside tap.



SERVICES

Mains water, electricity, gas and drainage.

ITEMS INCLUDED

All fitted floor coverings, curtains, window blinds and light fittings. The integrated kitchen appliances.

Council Tax

The property is 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

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.

The Property Shop, 2 Main Street, Turriff AB53 4AD (01888) 563777
 59 High Street, Turriff AB53 4EL (01888) 563773
 65 High Street, Banff AB45 1AN (01261) 818883
 42/44 East Church Street, Buckie AB56 1AB (01542) 833255
 35 Queen Street, Peterhead AB42 1TP (01779) 476351

38 Broad Street, Fraserburgh, AB43 9AH (01346) 514443
 21 Market Square, Oldmeldrum AB51 0AA (01651) 872314
 4 North Street, Mintlaw, AB42 5HH (01771) 622338
 25 Grant Street, Cullen, AB56 4RS Mon-Fri 1pm-4pm (01542) 840408
 17-19 Duke Street, Huntly, AB54 8DL (01466) 792331