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1 BARON PLACE
BUCKIE, AB56 1XF



Traditional Semi-Detached Dwellinghouse

- Residential area close to Town Centre & Moray Firth Coast
- Fully modernised home with D.G & mains gas C.H
- Spacious Lounge, Fitted Kitchen with Dining/Family Area
- Toilet, Bathroom & 3 Double Bedrooms.
- Low maintenance courtyard area to the side.

Offers Over £169,000
Home Report Valuation £170,000

www.stewartwatson.co.uk

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TYPE OF PROPERTY

We offer for sale this traditional semi-detached dwellinghouse, which is situated on the lower part of the coastal town of Buckie. The property is close to the picturesque Moray Firth Coastline and the start of The Speyside Way. Town centre shops, supermarkets, schools, amenities and leisure facilities are available close to the property. This home has been completely renovated in recent years basically giving a new interior inside a traditional shell. The property offers extremely spacious, well appointed accommodation over two floors and benefits from full double-glazing and mains gas central heating. The present owner has presented the property well, it has been tastefully decorated in neutral tones. All fitted

floorcoverings, curtains, window blinds and light fittings are to be included leaving this property in a move-in condition. **Viewing is essential to fully appreciate the spacious accommodation this home offers.**

ACCOMMODATION

Entrance Hallway

Enter through glass panelled exterior door into an extremely spacious entrance hallway, which has doors to the lounge, dining kitchen and toilet. The hallway provides ample space for a seating/study area or as a childrens toy/games space. Built-in understairs cupboard. The staircase allows access from this area to the first floor accommodation.



Lounge

5.81 m x 5.19 m

Double doors from the entrance hallway. Spacious room with two front facing windows. Access points to the electric meter and fuse box.





**Dining Kitchen/
Family Room**

5.80 m x 4.80 m

Double doors from the entrance hallway. Spacious dining kitchen/family room with two front facing windows. Fitted with a quality selection of base and wall mounted units in an oak effect, shaker style finish with granite effect countertops. Features of the kitchen include shelved

display areas, glass fronted wall cabinets and a bottle rack. One and a half bowl sink and drainer unit with mixer tap. Splashback wall tiling. Electric cooker and dishwasher. The gas central heating boiler is concealed within one of the kitchen cabinets. Glass panelled exterior door giving access to the side garden area.

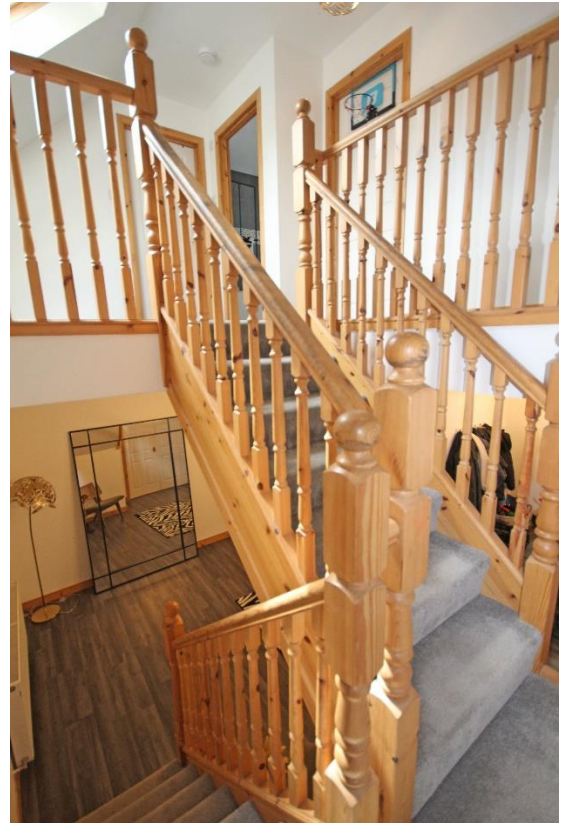
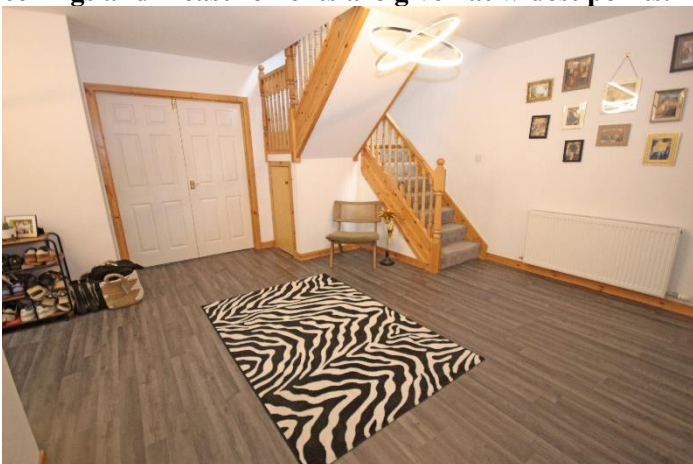




Toilet **2.57 m x 1.52 m**
 Front facing window. Fitted with a white toilet and wash-hand basin. Heated towel ladder radiator.



Staircase
 A carpeted staircase with wooden banister and spindles allows access from the entrance hallway to the first floor accommodation. A spacious, first floor landing provides space for a small seating/study area and has doors to the bathroom and all 3 bedrooms. Rear facing Velux style roof window. Ceiling hatch allowing access to the loft space. **The first floor accommodation has some coombed ceilings and measurements are given at widest points.**



Bedroom 1 **5.99 m x 4.88 m**
 An extremely spacious, L-shaped bedroom with front and rear facing Velux style roof windows.





Bathroom 3.26 m x 2.39 m
 Front facing window. Fitted with a white suite comprising of toilet, wash-hand basin and bath with shower fitment

above. Drawer unit fitted below the wash-hand basin. Heated towel ladder radiator. Splashback wall tiling.



Bedroom 2 5.92 m x 4.52 m
 Another spacious, L-shaped bedroom with front and rear facing Velux style roof windows. Double built-in wardrobe with louvre doors, fitted shelf and hanging rail.



Bedroom 3

4.17 m x 2.72 m

Double size bedroom with front facing Velux style roof window.



OUTSIDE

A courtyard style garden area lies to the side of the property. The garden area has been laid in block paving for ease of maintenance. The area is enclosed on 3 sides and could be used for off road parking if required.

SERVICES

Mains water, electricity, gas and drainage.

ITEMS INCLUDED

All fitted floorcoverings, curtains, window blinds and light fittings. The electric cooker and dishwasher.

Council Tax

The property is currently registered as band C

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



GROUND FLOOR



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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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