

# STEWART & WATSON

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**4 WEST CHURCH COURT**  
*BUCKIE, AB56 1DZ*



## *Ground Floor Flat*

- Central location in coastal town
- Full D.G & mains gas C.H
- Communal Entrance. Hallway, Lounge
- Kitchen, Shower Room & Bedroom
- Small front/side garden. Communal Car Park.

***Offers Over £65,000***

***Home Report Valuation £65,000***

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

## 4 WEST CHURCH COURT, WEST CHURCH STREET, BUCKIE, AB56 1DZ

### TYPE OF PROPERTY

We offer for sale this attractive ground floor flat, forming part of the conversion of a former church, which enjoys a central location in the coastal town of Buckie. The property is conveniently placed for the town centre shops, supermarkets and amenities. This flat offers well appointed, single storey accommodation and benefits from full double-glazing and mains gas central heating. The property has been decorated in neutral tones and all fitted floorcoverings, any curtains, window blinds and light fittings are to be included leaving the property in a move-in condition.

### ACCOMMODATION

#### Communal Entrance

Enter through glass panelled exterior door on West Church Street, with secure entry system into the entrance area which is shared by the 8 apartments in the building. The door to number 4 is on the left-hand side. Glass panelled exterior door allowing access to the car park at the rear of the building.



#### Hallway

Enter through glass panelled door into the hallway, which has doors to all of the accommodation. Walk-in store with fitted shelving, light and coat hooks.



#### Lounge

4.38 m x 3.44 m

Glass panelled door from the hallway. A spacious room with front facing window. Open plan to the kitchen area.



**Kitchen** **3.75 m x 2.47 m**  
Side facing window. Fitted with a selection of base and wall mounted units. Integrated electric hob, oven and extractor hood. Sink and drainer unit with mixer tap. Splashback wall tiling. Door to the hallway. Open plan to the lounge.



**Bedroom** **3.44 m x 3.05 m**  
Double bedroom with front facing window. Double built-

in wardrobe with fitted shelf and hanging rail. Built-in cupboard housing the gas central heating boiler.



**Shower Room** **2.93 m x 1.39 m**  
Fitted with a white suite comprising of toilet, wash-hand

basin and shower cubicle. Splashback wall tiling. Wall mounted mirrored bathroom cabinet.



### OUTSIDE

Garden area to the front and side of the property presently laid in paving slabs and stone chips. Communal car park and bin store at the rear of the property.



### SERVICES

Mains water, electricity, gas and drainage.

### ITEMS INCLUDED

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

### Council Tax

The property is currently registered as band A

**EPC Banding** EPC=C

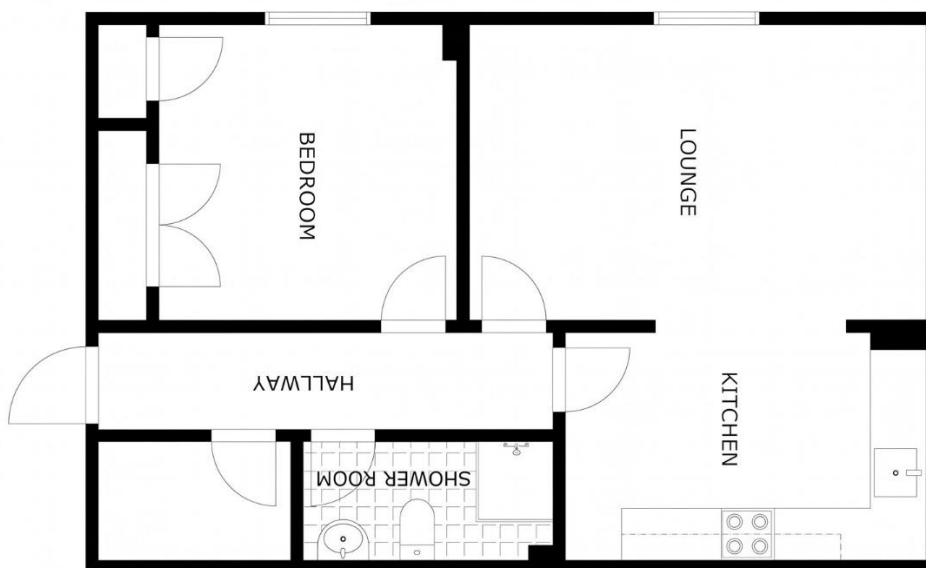
### Viewing

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

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

**Reference** Buckie/CF

This floor plan is not to scale and is for illustrative purposes only.



**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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