

STEWART & WATSON

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19 SEAFIELD CIRCLE
BUCKIE, AB56 5AD



Semi-Detached Modern Dwellinghouse

- Modern residential development in popular coastal town.
- Move-in condition. D.G & hybrid air source/gas C.H system
- Hallway, Lounge, Fully Fitted Kitchen with Dining Area
- Shower Room, Bathroom & 3 Bedrooms.
- Enclosed front & rear gardens. Off road parking.

Offers Over £208,000
Home Report Valuation £210,000

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TYPE OF PROPERTY

We offer for sale this attractive semi-detached, modern dwellinghouse, which is situated in a popular residential development on the south-western fringe of the coastal town of Buckie. Lovely views over farmland can be appreciated from the front facing, first floor windows. The property was completed by Springfield Properties in 2022, offering spacious, well-appointed accommodation over two floors with double glazing and a hybrid, air source heat pump/mains gas central heating system. The present owners have presented the property well, it has been tastefully decorated in fresh neutral tones and all fitted floor coverings, curtains, window blinds and light fittings are to be included in the price, leaving this home in a true move-in condition.

ACCOMMODATION

Hallway

Enter through glass panelled exterior door into the hallway, which has doors to the lounge, kitchen and shower room. Built-in understairs cupboard with electric meter, fuse box and light. The staircase allows access from this area to the first-floor accommodation.



Lounge

4.41 m x 3.13 m

Glass panelled door from hallway. Double front facing window. Open plan to dining area.



Kitchen/Dining Area

6.34 m x 2.31 m

Glass panelled door from hallway. Spacious kitchen diner, which is open plan to the lounge. Double rear facing window and rear facing French doors allowing access to the rear garden. The kitchen area has been fitted with a modern

selection of base and wall units in a grey coloured, gloss effect finish with slat effect countertops and upstands. Integrated gas hob, electric oven, extractor, microwave, washing machine, dishwasher and fridge freezer. One and a half bowl sink and drainer unit with mixer tap.



Shower Room**1.91 m x 1.75 m**

Fitted with a white suite comprising of toilet, wash-hand basin and shower cubicle. Wall tiling to full height within

the shower area and to dado height in the remainder of the room. Wall mirror. Heated towel ladder radiator.

**Staircase**

A carpeted staircase with wooden banister and spindles allows access from the entrance hallway to the first floor accommodation. Front facing window on the staircase. The first-floor landing has doors to the bathroom and all 3 bedrooms. Built-in cupboard with fitted shelving. Ceiling hatch allowing access to the loft space.

Bedroom 1**3.60 m x 3.00 m**

Double front facing window giving views over the farmland opposite. Double built in wardrobe with sliding mirror doors, shelf and hanging rail.



Bathroom

2.43 m x 1.87 m

Front facing Velux style roof window. Fitted with a white suite comprising of toilet, wash-hand basin and bath with shower fitment above. Splashback wall tiling within the

bath/shower area and to dado height in the remainder of the room. Fitted drawer unit below the wash hand basin. Wall mirror. Heated towel ladder radiator.



Bedroom 2

3.30 m x 2.91 m

Double rear facing window giving sea views over rooftops towards the Moray Firth. Double built in wardrobe with sliding mirror doors, fitted shelf and hanging rail.



Bedroom 3

2.90 m x 2.19 m

Double rear facing window giving sea views over the rooftops towards the Moray Firth. Built in wardrobe with fitted shelf and hanging rail.



OUTSIDE

A block paved driveway at the side/rear of the property provides off road parking spaces for numerous vehicles. The garden area to the front of the property enjoys a westerly aspect making it a super suntrap during the summer months. The front garden has been laid in grass with a shrub border adding privacy. An enclosed garden lies to the rear of the property; which is also laid in grass.



SERVICES

Mains water, electricity, gas and drainage.

ITEMS INCLUDED

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

Council Tax

The property is currently registered as band C

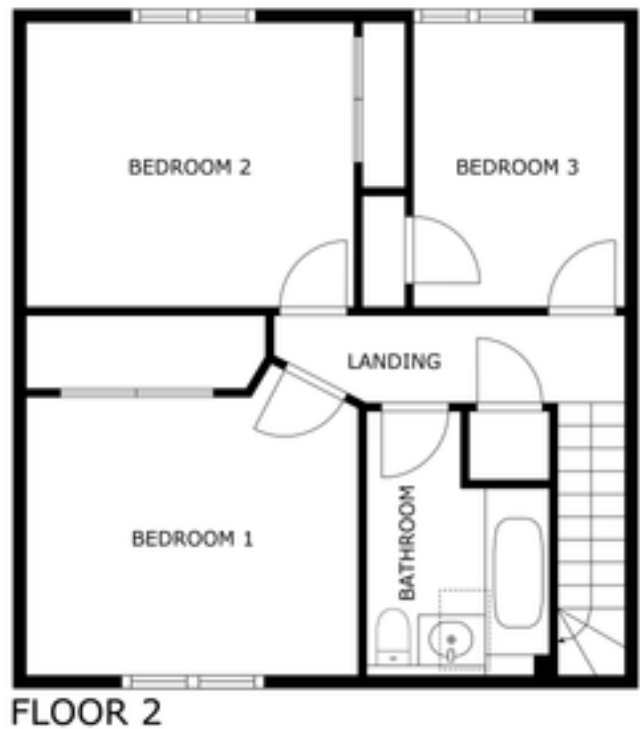
EPC Banding EPC=C

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



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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