

# STEWART & WATSON

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**2 CAIRNFIELD CRESCENT**  
*BUCKIE, AB56 1FG*



**CLOSING DATE**  
Wednesday 10<sup>th</sup> December 2025  
@ 12.00 noon

### *Semi-Detached Dwellinghouse*

- Popular residential area close to shops & schools
- Spacious accommodation with D.G & part gas C.H
- Hallway, Large Lounge, Dining Kitchen
- Toilet, Bathroom & 2 Double Bedrooms.
- Enclosed gardens. Off road parking. Garden Store.

***Offers Over £115,000***  
***Home Report Valuation £120,000***

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## 2 CAIRNFIELD CRESCENT, BUCKIE, AB56 1FG

### TYPE OF PROPERTY

We offer for sale this semi-detached dwellinghouse, which is situated within a popular residential area of Buckpool on the western side of the coastal town of Buckie. The property is conveniently placed for the local shops, schools and 18 hole golf course with additional supermarkets and amenities being found within the town centre. This home offers well appointed accommodation over two floors and benefits from full double glazing and mains gas central heating (ground floor only). Any fitted floorcoverings, curtains, window blinds and light fittings are to be included in the price.

### ACCOMMODATION

#### Hallway

Enter through glass panelled exterior door into the hallway, which has doors to the lounge, dining kitchen and toilet. Built-in cupboard with light, fuse box and wall mounted gas central heating boiler. Double built-in understair cupboard with fitted shelf. The staircase allows access from this area to the first floor accommodation.



#### Lounge

6.47 m x 3.30 m

Spacious, double aspect room with rear facing window and 2 front facing windows. Fyfe stone fireplace with wooden mantle and display areas and marble effect hearth.



#### Dining Kitchen

3.30 m x 2.39 m

Double rear facing window overlooking the rear garden. Fitted with a selection of base and wall mounted units in an oak effect finish. Sink and drainer unit with mixer tap.

Splashback wall tiling. Glass panelled exterior door giving access to the rear garden.





**Toilet**  
Fitted with a white suite comprising of toilet and wash-hand basin.

**1.64 m x 0.90 m**



### Staircase

A carpeted staircase with wooden banister allows access from the entrance hallway to the first floor accommodation. The first floor landing has doors to the bathroom and both bedrooms. Ceiling hatch allowing access to the loft space.

### Bedroom 1

**5.00 m x 2.62 m**

Double side bedroom with 2 front facing windows. Double built-in wardrobe with fitted shelf and hanging rail. Built-in cupboard with fitted shelving.







**Bedroom 2** **3.82 m x 3.23 m**  
Double size bedroom with rear facing window. Double built-in wardrobe with fitted shelf and hanging rail. Built-in cupboard with fitted shelving.



**Bathroom** **2.09 m x 1.89 m**  
Rear facing window. Fitted with a white suite comprising of toilet, wash-hand bath and bath with shower fitment above. Full wall tiling. Mirrored bathroom cabinets. Double cupboard with fitted shelving.



**OUTSIDE**  
Enclosed garden areas to the front, side and rear of the property. The garden area to the front of the property has

been laid in stone chips for ease of maintenance. Metal gates allow access onto a paved/concrete driveway providing off road parking spaces. The rear garden is enclosed and enjoys a south westerly aspect making it a super suntrap. Area laid in grass with mature shrub borders. Outside light and water tap. Block built garden store with electric light.



**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 B

**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

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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