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7 HARBOUR STREET
BUCKIE, AB56 1LP



Traditional Semi-Detached Dwellinghouse

- Popular area close to town centre, shops & schools
- Modernised family home with D.G, gas C.H & 2 wood burning stoves
- Hallway, Lounge, Sitting/Dining Room, Fitted Kitchen
- Bathroom & possible 4 Bedrooms (1 with en-suite shower room)
- Enclosed rear garden with Utility Store. Off road parking.

Offers Over £197,000
Home Report Valuation £200,000

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TYPE OF PROPERTY

We offer for sale this traditional semi-detached dwellinghouse which is situated within a popular residential area on the upper part of the coastal town of Buckie. The property is conveniently placed for the town centre shops, supermarkets and schools making it ideal for those with family. This home has been upgraded and modernised over recent years giving basically a new interior inside a traditional shell. The property offers spacious well-appointed family accommodation over two floors and benefits from full double-glazing, mains gas central heating and 2 wood burning stoves. The present owners have maintained and presented their home well, it has been tastefully decorated in fresh neutral tones and all fitted floorcoverings, curtains, window blinds and light fittings are to be included leaving this property in true move-in condition.

ACCOMMODATION

Entrance

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



Lounge **4.80 m x 2.98 m** Recessed fireplace with wood burning stove set in a slate hearth. Recessed display alcove with storage area below.

Double aspect room with front and rear facing windows.



Hallway

This area has doors to the entrance, sitting/dining room, bathroom and office/bedroom 4. Built-in under stair cupboard with fitted shelving and light.



Sitting/Dining Room

4.76 m x 2.90 m

Glass panelled door from the hallway. Front facing window. Presently used as a dining/family room. Wooden fire surround, recessed fireplace with wood burning stove set on a slate hearth recessed former fireplace. Display alcove with double cupboard fitted below. Glass panelled door to the kitchen.



Kitchen

3.63m x 3.24 m

An L-shaped room with side facing window. Fitted with a quality selection of base and wall mounts units in an oak effect, shaker style finish with stone effect countertops. Integrated gas hob, electric double oven and extractor hood.



Inset one and a half bowl sink and drainer unit with mixer tap. Splashback wall tiling. Floor tiling with under floor heating. Glass panelled exterior door giving access to the rear garden.





Bathroom

2.28 m x 2.18 m

Round porthole style, side facing window. Fitted with a white suite comprising of toilet, wash-hand basin and bath with shower fitment above. Wet wall splashback panelling.

Fitted furniture in a white, shaker style finish providing useful storage cupboards and display areas. Heated towel ladder radiator. Floor tiling with under floor heating.



Office/Bedroom 4

2.88 m x 2.66 m

Rear facing window. Presently used as an office/study but providing space for use as a ground floor bedroom or toy/hobby room.



Staircase

A carpeted staircase with timber banister and spindles gives access from the entrance area to the first-floor accommodation. The landing has a front facing window



and doors to all 3 bedrooms. The first floor accommodation has some coombed ceilings and measurements are given at widest points.

Bedroom 1

4.88 m x 3.61 m

Spacious double size bedroom with front facing window. Double built-in wardrobe with sliding mirror doors, fitted shelf and hanging rail. Door to the en-suite shower room.



En-suite**2.62 m x 1.93 m**

Large rear facing Velux style roof window. Fitted with a white suite comprising of toilet, wash-hand basin and large shower cubicle. Fitted furniture in a pale grey coloured, gloss effect finish providing useful storage cupboards and enclosing the cistern. Wet wall splashback panelling. Heated towel ladder radiator.

**Bedroom 2****4.21 m x 2.43 m**

Double size, double aspect room with front and side facing windows. Wall to wall built-in wardrobes with sliding louvre doors, fitted shelving and hanging rail.

**Bedroom 3****2.65 m x 2.32 m**

Rear facing Velux style roof window. Ceiling hatch allowing access to the loft space.



Utility/Store **2.65 m x 1.92 m**
 A large utility/store attached to the rear of the property providing excellent storage. Fitted work surface with inset sink and drainer and double base unit fitted below. Plumbing for washing machine and space for tumble dryer. Wall mounted gas central heating boiler. Wooden door allowing access onto the lane at the side of the property.

OUTSIDE

A courtyard style garden lies to the rear of the property, which is enclosed making it ideal for those with children and pets. Area laid in artificial grass with the remainder being in stone chips and paving for ease of maintenance. An additional area of garden ground lies to the east side of the garden wall, which is enclosed and mainly laid in stone chips (coloured blue on the plan). The additional area is subject to third party rights Metal store/container.



The red boundary line marks the extent of the property. The area tinted blue is burdened by servitude rights of access.



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

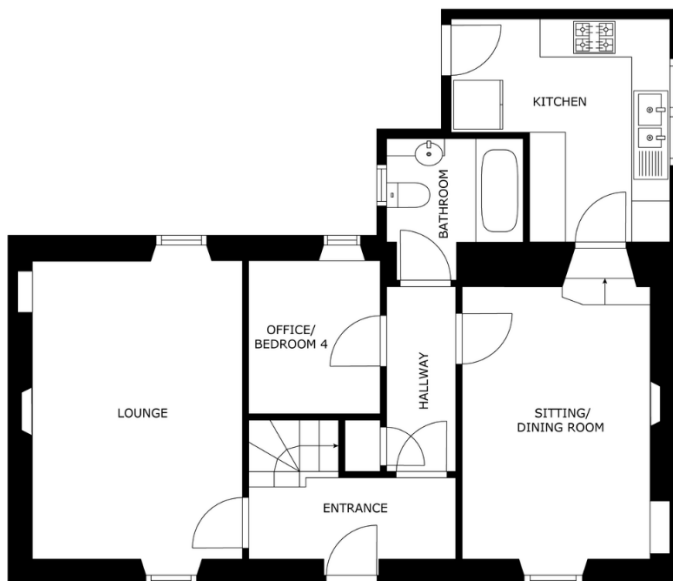
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Viewing

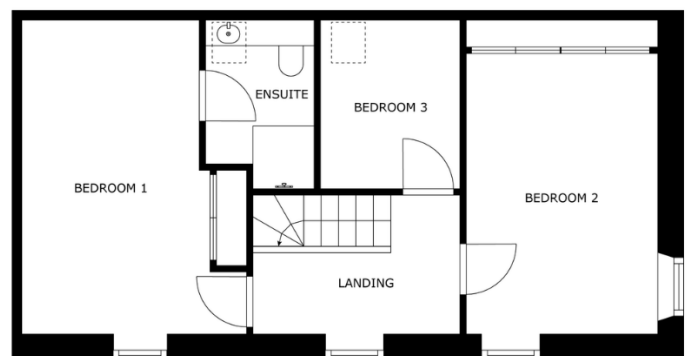
By appointment only which can be arranged by contacting our Buckie Office on 01542 833255

Email buckie.property@stewartwatson.co.uk

Reference Buckie/CF



FLOOR 1



FLOOR 2

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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