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FINMAR COTTAGE *BUCKPOOL, BUCKIE, AB56 1EQ*



Detached Cottage

- Residential cul-de-sac in popular coastal town
- Modernised & Extended. D.G & oil C.H
- Lounge, Family/Dining Room, Fitted Kitchen, Bathroom
- 2 Double Bedroom (both with fitted furniture).
- Enclosed gardens. Off road parking. Wooden Garden Shed.

Offers Over £169,000
Home Report Valuation £175,000

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FINMAR COTTAGE, BUCKPOOL, BUCKIE, AB56 1EQ

TYPE OF PROPERTY

We offer for sale this traditional detached cottage, which is situated with residential cul-de-sac, in Buckpool on the western side of the coastal town of Buckie. The property is conveniently placed for the local shops, medical centre, nursery/primary school and 18-hole golf course with additional shops, supermarkets and amenities being found within the town centre. Finmar Cottage is tucked away, enjoying an elevated position close to the banks of the Buckie Burn. This property has been extended, upgraded and modernised over the years and now offers spacious, single storey accommodation with double-glazing and oil

fired central heating. The cottage has been decorated in neutral tones and all fitted floorcoverings, any curtains, window blinds and light fittings are to be included in the sale price.

ACCOMMODATION

Hallway

Enter through glass panelled exterior door into the hallway, which has access to the lounge, dining room, kitchen, bathroom and both bedrooms. Decorative stained glass panel allowing light to pass from the dressing/study area in bedroom 1.



Lounge

4.27 m x 4.00 m

Double aspect room with front and rear facing windows.
Tiled fireplace and hearth.



Kitchen

4.62 m x 2.18 m

Doorway from the hallway. Large rear facing window overlooking the rear garden. Fitted with a selection of base and wall mounted units in an oak effect shaker style finish with granite effect countertops. Integrated electric

hob, double oven, extractor hood and fridge freezer. Inset one and a half bowl sink and drainer unit with mixer tap. Splashback wall tiling. Shelves corner display areas. Archway to the family/dining room.



Family/Dining Room

3.70 m x 3.62 m

Glass panelled door from the hallway and open plan from the kitchen. Rear facing window overlooking the rear garden. Glass panelled door to the rear vestibule.



Rear Vestibule

Side facing window. Recessed area with fitted shelving, coat hooks, light and the oil central heating boiler. Glass panelled exterior door giving access to the garden area.

Bathroom**1.97 m x 1.96 m**

Rear facing window. Fitted with a white suite comprising of toilet, wash-hand basin and bath with shower fitment

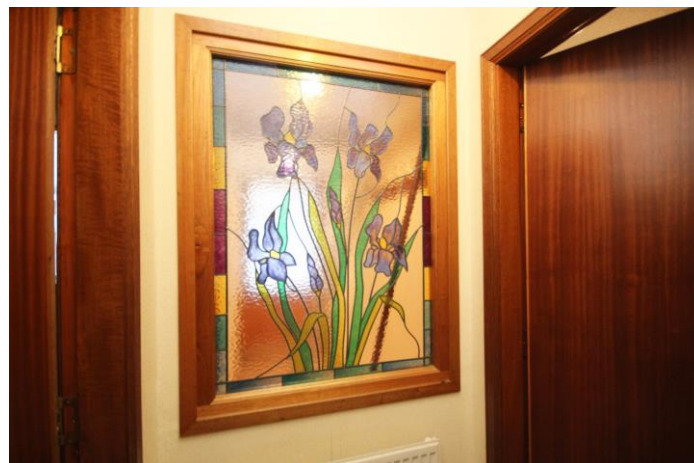
above. Fitted furniture in a beech effect finish providing useful storage cupboards and enclosing the toilet cistern. Heated towel ladder radiator.

**Bedroom 1****4.30 m x 3.04 m**

Double size bedroom with front facing window. Fitted with a selection of bedroom furniture in a maple effect finish comprising of wardrobes, cupboards, drawers, bedside cabinets and a fitted window seat. Door to the study/dressing area.

Study/Dressing Area**2.95 m x 1.08 m**

Walk-in study/dressing area with front facing window. Decorative stained glass internal panel. Purpose built cupboard housing the electric meter. Ceiling hatch allowing access to the loft space.



Bedroom 2

4.30 m x 3.03 m

Double size bedroom with front facing window. Fitted with a selection of bedroom furniture in an oak effect finish comprising of wardrobes, cupboards, drawers, bedside cabinets and a corner desk/dressing table.



OUTSIDE

The property occupies a generous site with gardens surrounding. The gardens are enclosed and laid mainly in grass. Wooden garden store. Drying poles. Stone chip driveway providing off road parking spaces.





SERVICES

Mains water and electric. Drainage is to septic tank.

ITEMS INCLUDED

All fitted floorcoverings, curtains, window blinds and lightfittings. The integrated kitchen appliances. Wooden garden shed.

Council Tax

The property is registered as band B

EPC Banding

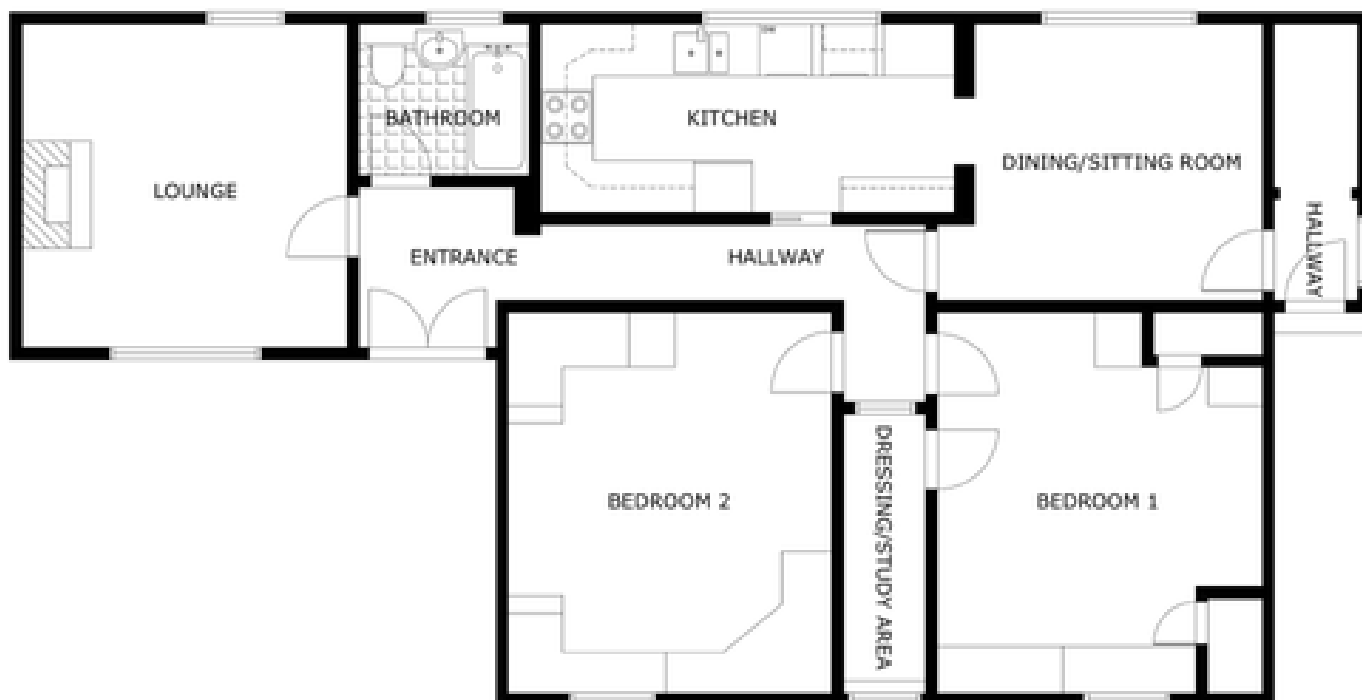
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Viewing

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

Email buckie.property@stewartwatson.co.uk

Reference Buckie/CF



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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