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37 HARBOUR STREET

BUCKIE, AB56 1NL



Semi-Detached Dwellinghouse

- Popular area close to town centre, shops & schools
- Extended home with D.G & mains gas C.H
- Lounge, Dining/Family Room, Dining Kitchen
- Shower Room & 3 Bedrooms.
- Front & rear gardens. Garage & Store.

Offers Over £129,000

Home Report Valuation £140,000

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37 HARBOUR STREET, BUCKIE, AB56 1NL

TYPE OF PROPERTY

We offer for sale this spacious semi-detached dwellinghouse, which is situated within a residential area of the coastal town of Buckie. The property is conveniently placed for the town centre shops, supermarkets and schools. This home has been extended over the years and offers spacious, well-appointed accommodation over two floors with double-glazing and mains gas central heating. Any fitted floorcoverings, curtains, window blinds and light fittings within the property are included in the sale price.

ACCOMMODATION

Hallway

Enter through glass panelled exterior door into the hallway, which has doors to the lounge and shower room. Alcove with coat hooks and double cupboard below. The staircase gives access from this area to the first floor accommodation.

Lounge **4.29 m x 4.22 m**

Large front facing window. Wooden fire surround with marble effect backing and hearth with electric fire. Display alcove with double cupboard below. Sliding, glass panelled door to the dining/family room.



Dining/Family Room **4.20 m x 2.43 m**

Built in cupboard with rear facing window and housing the wall mounted gas central heating boiler. Open plan to the dining kitchen.







Dining Kitchen **3.88 m x 3.53 m**

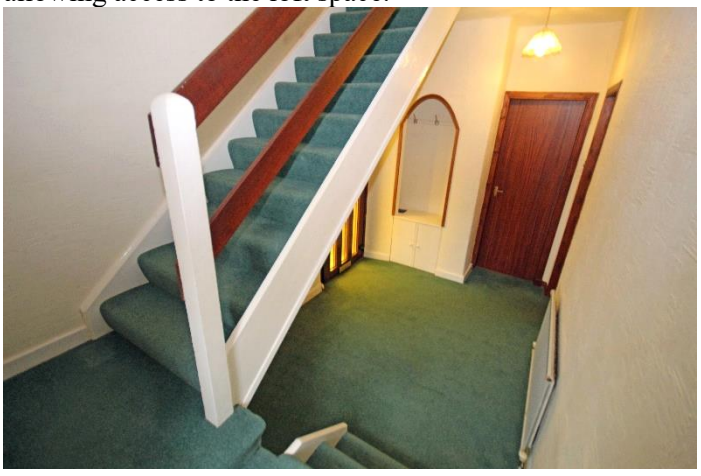
Double side facing window and rear facing patio doors giving access to the rear garden. Fitted with a selection of base and wall mounted units in a shaker style finish with slate effect countertops. Integrated 5 ring gas hob, electric double oven, extractor fan and dishwasher. Double wall cabinet with glass display fronts. One and a half bowl sink and drainer unit with mixer tap. Splashback wall tiling. Space for dining table and chairs.



Shower Room **2.43 m x 2.07 m**
Side facing window. Fitted with a white suite comprising of toilet, wash-hand basin and large shower cubicle. Full wall and floor tiling. Heated towel ladder radiator.



Staircase
A carpeted staircase allows access from the entrance hallway to the first floor accommodation. Front facing window on the stairway. The landing has a side facing window and doors to all 3 bedrooms. Ceiling hatch allowing access to the loft space.



Bedroom 1 **3.68 m x 2.92 m**
Double size bedroom with double, front facing window. Wall to wall built in wardrobes with fitted shelving and hanging rails. Built in cupboard with fitted shelving and hanging rail.



Bedroom 2 **3.71 m x 3.05 m**
Double size bedroom with rear facing window giving views over the park.





Bedroom 3 **3.30 m x 2.44 m**
Rear facing window giving views over the park.

OUTSIDE
The front garden has been laid in stone chips. Enclosed low maintenance rear garden. Rotary clothes dryer. A tarred area at the front/side of the property is mutual with the owner of 35 Harbour Street and allows access to the garage and a parking area. Wooden garage and workshop/store.



SERVICES
Mains water, electricity, gas and drainage.

ITEMS INCLUDED
All fitted floorcoverings, curtains, window blinds and light fittings. The integrated kitchen appliances, washing machine, fridge freezer and unit in bedroom 3. Wooden garage and workshop/store.

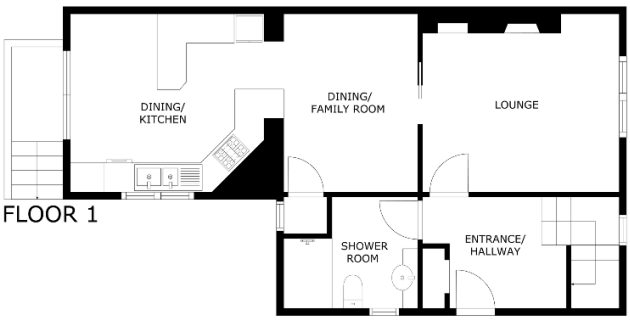
Council Tax The property is currently registered as band A

EPC Banding EPC=D

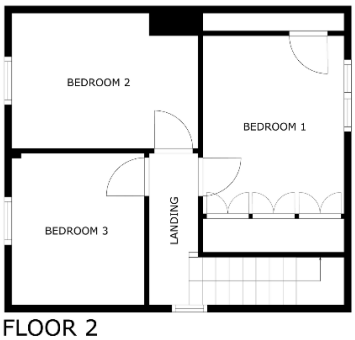
Viewing
By appointment only which can be arranged by contacting our Buckie Office on 01542 833255

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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