

STEWART & WATSON

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3 MERSON STREET
BUCKIE, AB56 1RT



Traditional Semi-Detached Bungalow

- Popular residential area close to shops & golf course.
- Single storey home with D.G & gas C.H
- Vestibule, Hallway, Lounge, Kitchen
- Shower Room & 2 Bedrooms.
- Enclosed gardens. Off road parking. Garage.

Offers Over £130,000
Home Report Valuation £130,000

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3 MERSON STREET, BUCKIE, AB56 1RT

TYPE OF PROPERTY

We offer for sale this traditional, semi-detached bungalow, which is situated within a popular residential area of Buckpool, on the western side of the coastal town of Buckie. The property is located on the upper part of the town and is conveniently placed for the local shops, pharmacy, medical centre and 18-hole golf course with additional supermarkets and amenities being found within the town centre. This home offers well-appointed single storey accommodation and benefits from full double-glazing and mains gas central heating.

ACCOMMODATION

Entrance Hallway

Enter through glass panelled exterior door into the entrance area and hallway, which has doors to the lounge, bedroom 1 and the shower room. Built-in cupboard with fitted shelving and the fuse box. Ceiling hatch allowing access to the loft space.

Lounge

4.46 m x 4.05 m

Spacious room with front facing window. Doors to the hallway, kitchen and bedroom 2.



Kitchen

3.60 m x 1.70 m

Front facing window. Fitted with a modern selection of base and wall mounted units in white coloured, shaker style

finish with contrasting countertops and upstands. Integrated gas hob, electric oven and extractor hood. Sink and drainer unit with mixer tap.



Bedroom 1

3.81 m x 2.87 m

Double size bedroom with rear facing window.



Shower Room

2.92 m x 1.54 m

Side facing window. Fitted with a white suite comprising of toilet, wash-hand basin and walk-in shower with glazed screen. Wetwall splashback panelling. Tile effect wall panelling to dado height. Heated towel ladder radiator.



Bedroom 2

3.25 m x 2.86 m

Glazed exterior door giving access to the rear garden. Small decorative fireplace.

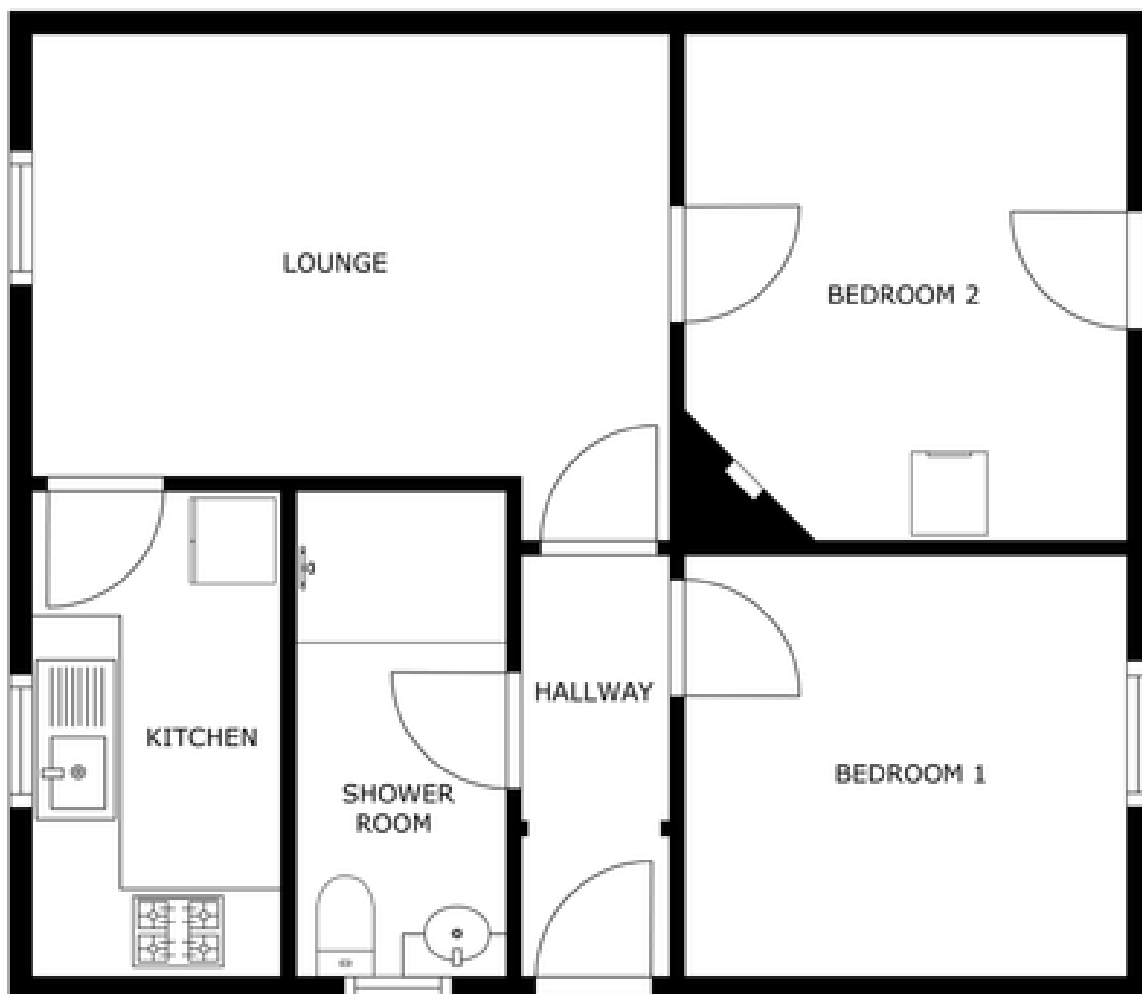


OUTSIDE

The garden area to the front and side of the property are enclosed. The front garden has been laid in stone chips for ease of maintenance with a block paved driveway allowing access to the garage and providing off road parking spaces. A wooden gate allows access from the parking area to the rear garden. The good size garden lies to the rear of the property which enclosed and has been laid mainly in grass with a paved patio area. Rotary clothes dryer.

Garage

Wooden garage. Side door to rear garden.



SERVICES

Mains water, electricity, gas and drainage.

ITEMS INCLUDED

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

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

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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