STEWART & WATSON

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AUCHINDOIR,
4 QUEEN STREET
BUCKIE, AB56 1QJ

Substantial & Spacious Detached Dwellinghouse

- Sought after residential area close to shops & schools
- Family home with D.G, gas C.H & wood burning stove
- 3 Public Rooms, Dining Kitchen with Pantry, Utility Room
- Balcony, Bathroom, Shower Room & 4 Bedrooms (1 en-suite).
- Enclosed rear garden. Large Garden Cabin. Driveway & Garage.

Offers Over £240,000

Home Report Valuation £300,000

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AUCHINDOIR, 4 QUEEN STREET, BUCKIE, AB56 1QJ

TYPE OF PROPERTY

We offer for sale this substantial and spacious detached dwellinghouse which occupies a prime corner site in a sought-after residential area of the coastal town of Buckie. Auchindoir is conveniently placed for the local schools, shops, supermarkets and leisure facilities making it ideal for those with family. The property offers well-appointed, accommodation of spacious, yet manageable proportions over two floors and benefits from double-glazing, mains gas central heating and a wood burning stove. This home has been upgraded and modernised over the years but many of the traditional features have been retained including the panelled internal doors and impressive staircase which will certainly appeal to those seeking a home with charm and character. All fitted floorcoverings, window blinds and light fittings within the property are to be included in the price. **Viewing is highly recommended to fully appreciate all that this impressive home has to offer.**

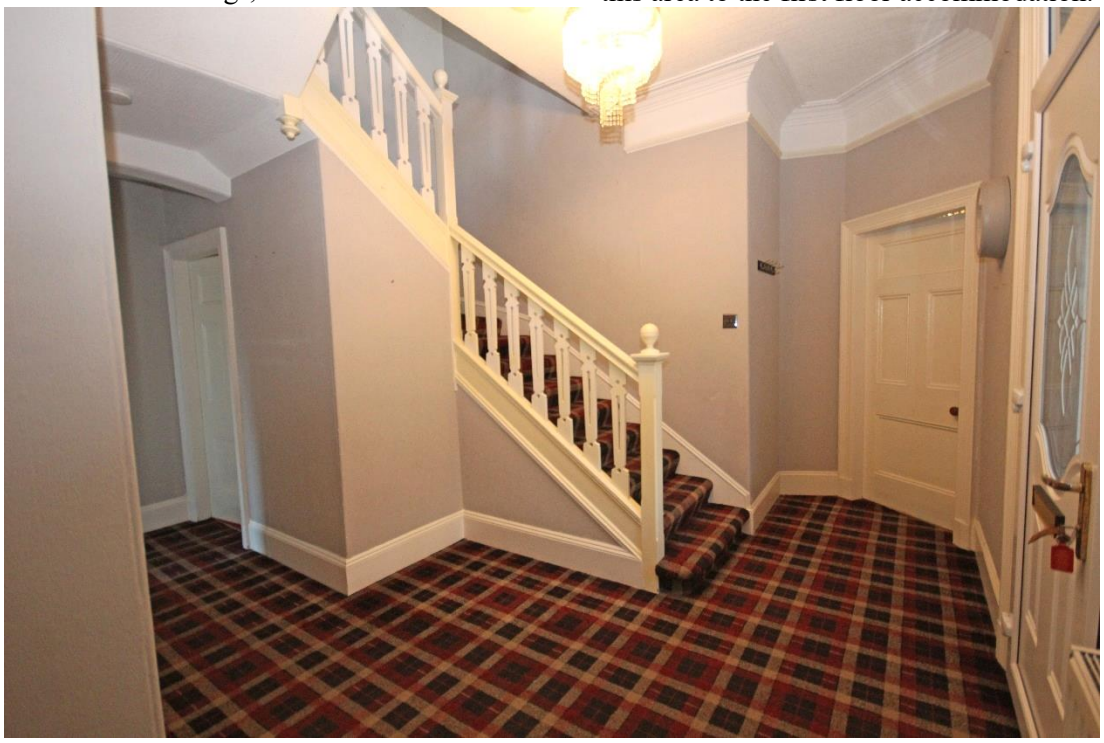
ACCOMMODATION

Porch

Enter through double, glass panelled exterior doors into the porch. Two front facing windows. Glass panelled door with stained glass name panel above allowing access to the hallway.

Hallway

Enter into the hallway, which has doors to the lounge, dining kitchen, sitting/dining room, shower room and family room/bedroom 5. The staircase allows access from this area to the first floor accommodation.



Lounge **4.54 m x 3.90 m**

Spacious room with large front facing bay window. Substantial wooden mantle, recessed tiled fireplace with wood burning stove set on a slate hearth.



Sitting Room **4.66 m x 3.88 m**
Spacious room with large front facing bay window. Tiled fireplace and hearth and living flame effect gas fire.

Family Room **3.50 m x 3.00 m**
Triple side facing window. This room provides space for use as a sitting room, childrens toy/games room, office or as a ground floor double bedroom if required. Built in cupboard with fitted shelving.



Dining Kitchen **6.15 m x 4.67 m**
U shaped kitchen/dining area with measurements given at widest points. Two front facing windows onto the driveway. The kitchen has been fitted with a modern selection of base and wall mounted units in a beech effect finish with granite effect countertops and upstands. Built in understairs cupboard with fitted shelving. Doors to the pantry and utility. **Gas range cooker is included in the price.**







Pantry **2.32 m x 1.12 m**
Glass panels allowing light to pass from the utility room. Fitted shelving. Power points and light.

Utility Room **3.10 m x 2.00 m**
Rear facing window. Fitted with a selection of base and wall mounted units in a white gloss effect finish with granite effect countertops. One and a half bowl sink and drainer unit with mixer tap. Glass panelled door to the rear porch.



Rear Porch **3.13 m x 1.42 m**
Side facing window and 2 sets of French doors allowing access to the rear garden.

Shower Room **3.00 m x 1.82 m**
Side facing window. Fitted with a white suite comprising of toilet, wash-hand basin and large shower cubicle. Contemporary, coloured drawer unit and splashback panelling fitted below the wash-hand basin. Modern, mirrored radiator.



Staircase
Traditional staircase with timber balustrades allows access from the hallway to the first floor accommodation. The first floor landing has doors to the bathroom and the 4 bedrooms. Double glazed exterior door allowing access onto a small balcony which enjoys views down Queen Street towards Victoria Bridge. Two front facing windows. **The first floor accommodation has some coombed ceilings and measurements are given at widest points.**





Bedroom 1 **3.77 m x 3.05 m**
Double size bedroom with triple, side facing window. Built-in wardrobe with fitted hanging rail. Sliding door to the en-suite.



En-suite **3.29 m x 1.66 m**
Rear facing window. Fitted with a white suite comprising of toilet, wash-hand basin and shower cubicle (shower fitment not operational). Heated towel ladder radiator.



Bedroom 2 **4.36 m x 3.48 m**

Spacious, double size bedroom with side facing window.



Bathroom **4.22 m x 2.86 m**

Side facing window. Fitted with a white suite comprising of toilet, wash-hand basin and a large freestanding bathtub. Ceiling hatch allowing access to the loft space.



Bedroom 3 **4.33 m x 3.53 m**

Spacious double size bedroom with double front facing window giving views across Queen Street Park.





Bedroom 4 **3.55 m x 2.92 m**

Double size bedroom with triple rear facing window.



OUTSIDE

Auchindoir occupies a large corner site with garden areas surrounding. The front garden has been laid in grass with a mature hedge border adding privacy. A concrete drive allows access to the garage and provide off road parking spaces. A good size garden lies to the rear of the property, which is enclosed making it ideal for those with children and pets. Area laid in grass with some wood chip and shrub borders. Raised timber decking area. Pergola. Log store. Rotary clothes dryer. Outside light and water tap.

Garage **5.50 m x 2.90 m**

Attached garage with timber doors allowing access from the driveway. Power points and light.

Summer House/Garden Studio **5.10 m x 2.90 m**

A lovely addition to the property is a large summerhouse/garden cabin which occupies an elevated position enjoying views over the rear garden. The studio provides an excellent entertaining space and may be suitable for those with hobbies/interests or for those looking for a home office/workshop. Power and light. Attached to the side of the summer house is a garden store.







SERVICES

Mains water, electricity, gas and drainage.

ITEMS INCLUDED

All fitted floorcoverings, window blinds and light fittings. The range cooker in the dining kitchen.

Council Tax

The property is currently registered as band E

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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