

# STEWART & WATSON

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**9B TITNESS STREET**

***BUCKIE, AB56 1HR***



### *First Floor Flat*

- Popular residential area close to town centre & schools
- Modernised accommodation with D.G & gas C.H
- Own private entry door. Hallway, Lounge
- Kitchen, Shower Room & 2 Double Bedrooms.
- Exclusive garden area. Communal garden. Store.

***Offers Over £79,000***

***Home Report Valuation £85,000***

**[www.stewartwatson.co.uk](http://www.stewartwatson.co.uk)**

**TYPE OF PROPERTY**

We offer for sale this recently modernised flat, which forms the first floor of a traditional semi-detached property. This property is situated on the upper part of the coastal town of Buckie and is conveniently placed for the town centre shops, supermarkets, schools and leisure facilities. The flat has its own entry door and offers spacious, well-appointed accommodation with full double glazing and mains gas central heating. All fitted floorcoverings, any curtains, window blinds and light fittings within the property will remain and are included in the price.

**ACCOMMODATION**

The property is accessed via an external staircase located at the rear of the building. **The accommodation has some coombed ceilings and measurements are given at widest points.**

**Entrance**

Enter through glass panelled exterior door into the entrance area, which has a rear facing window. Open plan to the hallway.

**Hallway**

Enter into the hallway, which has doors leading to all of the accommodation. Two double built-in cupboards with sliding doors, fitted shelving, coat hooks providing excellent storage and housing the gas central heating boiler.



**Lounge**  
Front facing window.

**3.69 m x 3.17 m**



**Kitchen**

**2.65 m x 1.70 m**

Double rear facing window overlooking the garden. Fitted with a modern selection of base and wall mounted units in a mocha-coloured, gloss effect finish with wood effect

countertops. Integrated electric hob and oven. Sink and drainer unit with mixer tap. Splashback wall tiling. Ceiling hatch allowing access to the loft space.



**Bedroom 1** 3.40 m x 2.74 m  
Double size bedroom with front facing window.



**Shower Room** 2.45 m x 1.23 m  
Rear facing window. Fitted with a white suite comprising of toilet, wash-hand basin and shower cubicle. Splashback wall tiling. Heated towel ladder radiator.



**Bedroom 2** **3.18 m x 3.02 m**  
 Double size bedroom with front facing window. Built-in wardrobe with fitted shelf and hanging rail.



**OUTSIDE**  
 The property has its own exclusive garden area (which is on the east most side of the garden. The garden is mainly

enclosed and is laid in grass. Rotary clothes dryer. A paved and stone chipped patio area is shared with the ground floor flat at 9a. Under stair storage cupboard.



**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 A

**EPC Banding**

EPC=C

**Viewing**

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

**Email** [buckie.property@stewartwatson.co.uk](mailto: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.**

The Property Shop, 2 Main Street, Turriff AB53 4AD (01888) 563777  
 59 High Street, Turriff AB53 4EL (01888) 563773  
 65 High Street, Banff AB45 1AN (01261) 818883  
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 17-19 Duke Street, Huntly, AB54 8DL (01466) 792331