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14 PACKMAN PLACE
BUCKIE, AB56 1GS



Detached Modern Bungalow

- Quiet residential cul-de-sac in popular coastal town
- Completed 2021. Full D.G, air-source C.H & oak finishings.
- Hallway, Lounge, Fitted Kitchen with Dining/Family Area
- Utility, Bathroom & 3 Bedrooms (1 with en-suite)
- Integral Garage. Driveway. Enclosed rear garden.

Offers Over £259,000
Home Report Valuation £260,000

www.stewartwatson.co.uk

14 PACKMAN PLACE, BUCKIE, AB56 1GS

TYPE OF PROPERTY

We offer for sale this detached modern bungalow, which is situated within a popular residential cul-de-sac on the eastern, fringe of the coastal town of Buckie. The property is close to Millbank Primary and Nursery School, with shops, supermarkets, amenities and leisure facilities being available within the town. This property was completed to a high standard in 2021 and offers spacious, single storey accommodation with full double-glazing, air-source heat pump central heating system and quality oak internal doors and finishings. The present owner has presented the property well, it has been tastefully decorated in fresh neutral tones, and all fitted floorcoverings, curtains, window blinds and light fittings are to be included in the price leaving this home in a move in condition.

ACCOMMODATION

Hallway

Enter through glass panelled exterior door into the hallway, which has doors to the lounge, dining kitchen, utility room, bathroom and all 3 bedrooms. Built in cupboard with fitted airing shelving and the hot water tank. Ceiling hatch allowing access to the loft space.



Lounge

4.39 m x 4.09 m

Spacious room with three front facing, full length windows.



Dining Kitchen

4.32 m x 3.52 m

Glass panelled door from the hallway. Rear facing window. Patio doors leading out to the rear garden area. Open plan kitchen with dining and family seating area. The kitchen has been fitted with a quality selection of base and wall

mounted units in a pale grey coloured finish with slate effect countertops and upstands. Integrated induction hob, double oven, extractor fan and fridge freezer. Sink and drainer unit with mixer tap.



Utility Room 2.47 m x 1.67 m
Fitted base and wall units in a grey coloured finish with slate effect countertops and upstands. Sink with drainer unit and mixer tap. Spaces for washing machine and tumble dryer. Door to the integral garage.

Bedroom 1 4.70 m x 3.42 m
Double size bedroom with rear facing window. Triple built in wardrobe with sliding mirror doors, fitted shelf and hanging rail. Door to the en-suite.





En-suite

2.08 m x 1.81 m

Side facing window. Fitted with a white suite comprising of toilet, wash-hand basin and shower cubicle. Double

drawer unit fitted below the wash-hand basin. Tiling to dado height and full height within the shower cubicle. Heated towel ladder radiator.

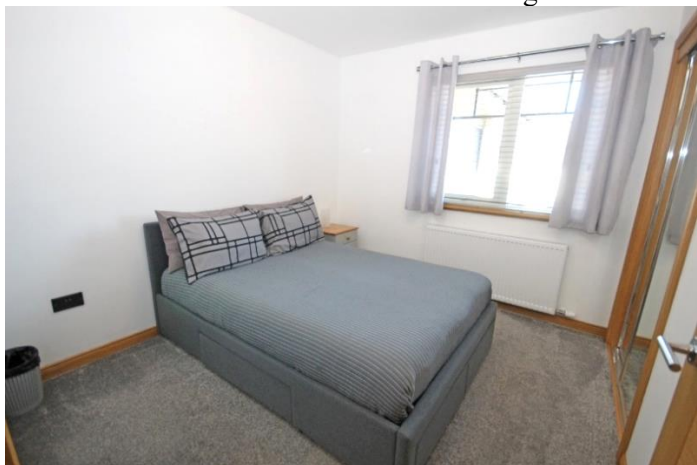


Bedroom 2

3.06 m x 2.76 m

Double size bedroom with double side facing window.

Double built in wardrobe with sliding mirror doors, fitted shelf and hanging rail.



Bathroom

4.08 m x 2.46 m

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



cubicle. Double drawer unit fitted below the wash-hand basin. Tiling to dado height and full height within the shower cubicle. Heated towel ladder radiator.

Bedroom 3

3.06 m x 2.70 m

Double size bedroom with double front facing window. Double built in wardrobe with sliding mirror doors, fitted shelf and hanging rail.



OUTSIDE

The garden area to the front of the property has been laid in stone chips for ease of maintenance. A block paved drive allows access to the garage and provides off road parking. A good size, enclosed garden lies to the rear of the property. The rear garden is mainly laid in grass with a paved patio area providing a super spot for alfresco dining. Rotary clothes dryer. Outside lights, power points and water tap. Wooden garden store.



Garage

6.17 m x 3.29 m

Lined integral garage with electric up and over door allowing car access from the driveway at the front of the property. Wall mounted central heating boiler. Electric meter and fuse box.





SERVICES

Mains water, electricity and drainage.

ITEMS INCLUDED

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

Council Tax

The property is currently registered as band D

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

Reference Buckie/CF



This floor plan is not to scale and is for illustrative purposes only.

FLOOR 1

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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|--|----------------|---|----------------|
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