

# STEWART & WATSON

your **complete** property & legal service

**80 HIGH STREET  
BUCKIE, AB56 1BB**

CLOSING DATE

Thursday 30<sup>th</sup> April 2026

At 12.00 noon



## *Detached Modern Family Dwellinghouse*

- Popular residential area close to shops, supermarkets & schools
- New build property in move-in condition. D.G & air source C.H
- Vestibule, Hallway, Lounge, Family Sun Lounge, Dining Kitchen
- Utility, Toilet, Bathroom & 4 Double Bedrooms (1 with en-suite)
- Integral Garage. Off road parking. Good size rear garden.

***Offers Over £340,000***

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

**TYPE OF PROPERTY**

We offer for sale this detached modern family dwellinghouse, which is situated in a popular residential area of the coastal town of Buckie. The property is conveniently placed for the town centre shops, supermarkets, schools and leisure facilities. This beautiful, new build, former show home has been finished to a high standard, it offers spacious, well-appointed family accommodation over two floors and benefits from oak finishings and internal doors, full double-glazing and an air source central heating system. The property has been well presented, it is decorated in fresh neutral tones and any fitted floorcoverings, curtains, window blinds and light fittings are to be included in the price leaving this property in a move-in condition.

**ACCOMMODATION**

**Vestibule**

Enter through glass panelled exterior door into the vestibule. Glass panelled door to the hallway.

**Hallway**

Enter into the hallway, which has doors to the lounge, dining kitchen and the cloakroom toilet. Walk-in under stair cupboard with light. The staircase allows access from this area to the first floor accommodation.



**Lounge**

**4.60 m x 3.98 m**

Glass panelled door from the hallway. Spacious room with

large, front facing window. Open plan to the family sun lounge.





**Family Sun Lounge**

**3.58 m x 2.84 m**

Triple front facing window. Vaulted ceiling with twin, front and rear facing Velux style roof windows. Open plan to the dining kitchen. French doors to the rear garden.



**Dining Kitchen**

**5.87 m x 4.48 m**

Glass panelled door from the hallway and open plan from the family sun lounge. Spacious kitchen/dining room with double rear facing window and triple full height windows giving views over the rear garden. The kitchen has been fitted with a modern selection of base and wall mounted units in a pale grey and slate effect finish with metallic effect countertops and upstands. Integrated electric hob, oven, microwave, fridge freezer, dishwasher and drinks chill cabinet. One and a half bowl sink and drainer unit with mixer tap. Features of the kitchen include:- pull out larders, illuminated display shelving, deep pan drawers and a central island unit incorporating a breakfast bar. Door to the utility room.





### Utility Room

**1.90 m x 1.88 m**

Rear facing window. Fitted base unit with slate effect countertop and upstand. Sink and drainer unit with mixer tap. Door to the integral garage.



### Cloakroom Toilet

**1.90 m x 1.55 m**

Fitted with a white suite comprising of toilet and wash-hand basin. Fitted furniture in a white gloss and wood effect finish providing useful storage. Splashback wall tiling. Heated towel ladder radiator.



### Staircase

A carpeted staircase with oak banister and glass balustrade allows access from the hallway to the first floor accommodation. Front facing window on the staircase. The first floor landing has doors to the bathroom and all 4 bedrooms. Built-in cupboard housing the hot water cylinder. Ceiling hatch allowing access to the loft space.



**Bedroom 1** **3.99 m x 3.97 m**  
 Double size bedroom with front facing Juliet balcony. Double built-in wardrobe with sliding mirror doors, fitted shelf and hanging rail. Door to the en-suite shower room.



**En-suite** **2.41 m x 1.74 m**  
 Front facing Velux style roof window. Fitted with a white suite with modern black fittings comprising of toilet, wash-hand basin and shower cubicle. Double drawer unit fitted

below the wash-hand basin. Wall tiling to dado height and full height within the shower cubicle.



**Bedroom 2** **3.82 m x 3.13 m**  
Double size bedroom with double, front facing window.  
Double built-in wardrobe with sliding mirror doors, fitted shelf and hanging rail.



**Bathroom****2.82 m x 2.07 m**

Side facing window. Fitted with a white suite comprising of toilet, wash-hand basin, bath and separate shower cubicle. Fitted furniture in a pale grey coloured finish

providing a double drawer unit below the wash-hand basin and concealing the cistern. Wall tiling to dado height and to full height within the shower area. Heated towel ladder radiator.

**Bedroom 3****3.57 m x 3.08 m**

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



### Bedroom 4

3.96 m x 2.68 m

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



### OUTSIDE

The property occupies a good size site with garden areas surrounding. The garden area to the front of the property has an area laid in grass and a block paved drive allows access to the garage and provides off road parking spaces. The rear garden is mainly enclosed and has been laid in grass. A paved patio area enjoys a generally westerly aspect



making it a super suntrap during the summer months. Exterior light and water tap.

### Garage

6.09 m x 3.10 m

Fully lined, integral garage with sectional, electric door allowing car access from the driveway. Wall mounted central heating boiler. Purpose built cupboard housing the electric meter and fuse box. Glass panelled exterior door giving access to the rear garden.



### SERVICES

Mains water, electricity and drainage.

### ITEMS INCLUDED

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

**N.B** The property is presently furnished and all items of furniture can be made available for sale by separate negotiation if required.

### Council Tax

The property is not yet banded for council tax purposes.

### 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  
42/44 East Church Street, Buckie AB56 1AB (01542) 833255  
35 Queen Street, Peterhead AB42 1TP (01779) 476351

38 Broad Street, Fraserburgh, AB43 9AH (01346) 514443  
21 Market Square, Oldmeldrum AB51 0AA (01651) 872314  
4 North Street, Mintlaw, AB42 5HH (01771) 622338  
25 Grant Street, Cullen, AB56 4RS Mon-Fri 1pm-4pm (01542) 840408  
17-19 Duke Street, Huntly, AB54 8DL (01466) 792331