

# STEWART & WATSON

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**15E EAST CATHCART STREET**  
*BUCKIE, AB56 1PJ*



## *Semi-Detached Bungalow*

- Central location close to town centre shops & schools
- Completed 2017. D.G & hybrid air source/gas C.H system
- Hallway, Lounge, Fitted Dining Kitchen
- Bathroom & 2 Double Bedrooms with built-in wardrobes.
- Front garden. Enclosed rear garden. Off road parking.

***Offers Over £158,000***  
***Home Report Valuation £160,000***

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## 15E EAST CATHCART STREET, BUCKIE, AB56 1PJ

### TYPE OF PROPERTY

We offer for sale this semi-detached modern bungalow, which is situated centrally in the popular coastal town of Buckie. The bungalow was completed in 2017 and is conveniently placed for the town centre shops, supermarkets, schools and amenities. This home offers spacious, well-appointed single storey accommodation and benefits from full double-glazing and a hybrid, air source heat pump/mains gas central heating system. The property has recently been redecorated in neutral tones. All fitted floorcoverings, window blinds and light fittings are included in the price.

### ACCOMMODATION

#### Hallway

Enter through exterior door into the hallway, which has doors to all of the accommodation. Built-in cupboard

housing the central heating boiler, electric meter and fuse box. Ceiling hatch allowing access to the loft space.



#### Lounge

4.36 m x 3.38 m

Glass panelled door from the hallway. Spacious room with double, front facing window.



### **Dining Kitchen**

**3.32 m x 2.57 m**

Double front facing window. Fitted with a modern selection of base and wall mounted units in a white, high gloss finish with wood effect countertops and up-stands. Integrated electric hob, oven and extractor hood. Inset one and a half bowl sink and drainer unit with mixer tap.



### **Bedroom 1**

**3.87 m x 3.10 m**

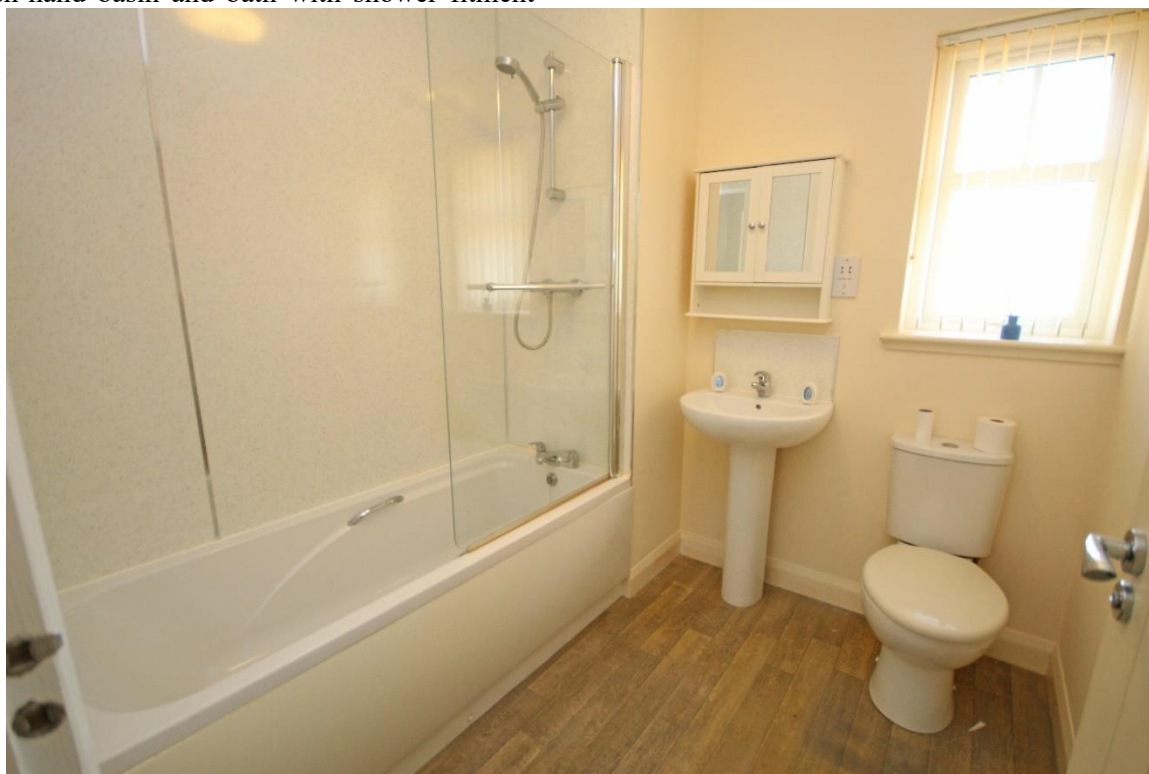
Double bedroom with rear facing window. Triple built-in wardrobe with sliding doors, fitted shelf and hanging rail.



**Bathroom****2.17 m x 2.11 m**

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

above. Wet wall splashback panelling. Heated towel ladder radiator.

**Bedroom 2****2.98 m x 2.70 m**

Double bedroom with double rear facing window. Triple built-in wardrobe with sliding doors, fitted shelving and hanging rail.

**OUTSIDE**

The property is set back from East Cathcart Street with the front garden being laid in stone chips. A tarred driveway at the side provides off road parking. An enclosed garden lies to the rear of the property, which has been laid in stone chips for ease of maintenance. Rotary clothes dryer. Water tap.

**SERVICES**

Mains water, electricity, gas and drainage.

**ITEMS INCLUDED**

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

**Council Tax** The property is currently registered as band C

**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