

# STEWART & WATSON

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**18 BRIDGEND**  
**BUCKIE, AB56 1XN**



### *Traditional Semi-Detached Dwellinghouse*

- Close to the Moray Firth coast giving sea views
- Full D.G & gas C.H
- Lounge, Dining Kitchen, Store/Utility
- Bathroom & 2 Double Bedrooms.
- Garden area. Shed.

***Offers Over £70,000***

***Home Report Valuation £70,000***

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

## 18 BRIDGEND, BUCKIE, AB56 1XN

### TYPE OF PROPERTY

We offer for sale this traditional semi-detached dwellinghouse, which is situated on the lower part of the coastal town of Buckie. The property is close to the Old Buckpool Harbour and the start of The Speyside Way. Views towards the harbour and Moray Firth can be appreciated from the front facing windows. This property offers deceptively spacious accommodation over two floors and benefits from full double glazing and mains gas heating.

**The property will be sold as seen and no warranties will be given as to the working order of any of the services or appliances.**

### ACCOMMODATION

#### Entrance

Enter through glass panelled exterior door into the entrance, which has a door to the lounge. Purpose built cupboard housing the electric meter and fuse box. The staircase gives access from this area to the first floor accommodation.

#### Lounge

**4.14 m x 3.00 m**

Bi-fold, glass panelled doors from the entrance area. Front facing window. Bi-fold glass panelled doors to the inner hallway.



#### Inner Hallway

This area allows access to the lounge, dining kitchen and store/utility room. Understair storage area. Recessed storage/display areas.

#### Dining Kitchen

**3.95 m x 3.85 m**

Glass panelled exterior door giving access to the rear garden. The kitchen area has been fitted with a selection of base and wall mounted units in a beech effect finish with wood effect countertops. Integrated electric hob, oven and extractor hood. One and a half bowl sink and drainer unit with mixer tap. Tiled splashback.



### Store/Utility Room

2.58 m x 2.56 m

Glass panelled bi-fold door from the inner hallway. Front facing window giving views toward the old Buckpool Harbour. Wall mounted gas central heating boiler. Fitted countertop. Sliding door to the bathroom.



### Bathroom

2.50 m x 2.28 m

Side and rear facing windows. Fitted with a white suite comprising of toilet, wash-hand basin, bath and separate shower cubicle. Splashback wall tiling. Wetwall panelling within the shower area.



### Staircase

Staircase with wooden banister allows access from the entrance area to the first floor accommodation. The landing area has doors to bedroom 1 and bedroom 2. **The first floor accommodation has some coombed ceilings and measurements are given at widest points.**

### Bedroom 1

3.78 m x 3.75 m

Spacious, double size, double aspect bedroom with side and rear facing windows. Ceiling hatch allowing access to the loft space.



### Bedroom 2

3.42 m x 3.08 m

Front facing bay window giving views towards the Old Harbour and Moray Firth.





**OUTSIDE**

Garden area to the rear of the property enjoys a generally southerly aspect making it an ideal suntrap. Double metal gates allow car access onto a communal stone chip area. Some of the occupied garden is out with the extent of the title owned.



The extent of the property owned is shown pink on the title plan with the communal area coloured yellow.

**SERVICES**

Mains water, electricity, gas and drainage.

**ITEMS INCLUDED**

**The property will be sold as seen and no warranties will be given as to the working order of any of the services or appliances.**

**Council Tax**

The property is currently registered as band A

**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](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.**

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