

STEWART & WATSON

your **complete** property & legal service

2 ST PETERS ROAD
BUCKIE, AB56 1DL



Detached Bungalow

- Single storey home close to local shops & amenities.
- Spacious accommodation. D.G & mains gas C.H
- Vestibule, Hallway, Lounge, Sitting Room, Conservatory
- Dining Kitchen, Shower Room & 2 Double Bedrooms.
- Enclosed gardens. Off road parking.

Offers Over £165,000
Home Report Valuation £165,000

www.stewartwatson.co.uk

2 ST PETERS ROAD, BUCKIE, AB56 1DL

TYPE OF PROPERTY

We offer for sale this traditional, detached bungalow which is situated in Buckpool on the western side of the coastal town of Buckie. The property is conveniently placed for the local supermarket, pharmacy, Primary/Nursery School and 18-hole golf course with additional shops, supermarkets and leisure facilities being available within the town. This bungalow offers spacious, well-appointed single storey accommodation and benefits from double-glazing and mains gas central heating. The property has been decorated in neutral tones and all fitted floorcoverings, curtains, window blinds and light fittings will remain and are included in the price.

ACCOMMODATION

Vestibule

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

Hallway

Enter into the T shaped hallway which has doors to the lounge, dining kitchen, sitting room, shower room and both

bedrooms. Built-in cupboard with fitted shelf, electric meter and fuse box. Ceiling hatch allowing access to the loft space.



Lounge

4.77 m x 3.90 m

Glass panelled door from the hallway. A spacious room with large front facing window. Wooden fire surround with marble effect hearth, backing and electric fire.



Dining Kitchen

3.52 m x 3.08 m

Side facing window. Fitted with a quality selection of base and wall mounted units with stone effect countertops.

Shelved display areas. Sink and drainer unit with mixer tap. Splashback wall tiling. Glass panelled door to the rear vestibule.



Rear Vestibule

2.08 m x 1.34 m

Side facing window. Wall mounted gas central heating boiler. Floor tiling. Glass panelled exterior door to the rear garden.

Sitting Room

3.22 m x 2.82 m

Glass panelled door from the hallway. Double glass panelled doors allowing access to the conservatory. Double built-in cupboard with fitted shelving.



Conservatory

6.05 m x 3.08 m

A bright and airy addition to the rear of the property with large windows on three sides. Patio doors allowing access to the rear garden.



Shower Room **2.15 m x 1.90 m**

Rear facing window. Fitted with a white suite comprising of toilet, wash-hand basin and large shower. Wet wall panelling within the shower area. Heated towel ladder radiator.



Bedroom 1 **3.64 m x 3.54 m**

Spacious, double size bedroom with front facing window.



Bedroom 2 **3.66 m x 2.84 m**

Double size bedroom with side facing window. Double built in wardrobe with fitted shelf and hanging rail.



OUTSIDE

The property occupies a good size with enclosed garden areas. The garden to the front of the property has been laid

in block paving for ease of maintenance with double gates allowing access from St Andrews Square onto an off road parking area. Mature shrub borders. A block paved path allows access at the side of the property to the rear garden, which has been laid in paving with some mature shrubs. Garden store.



SERVICES

Mains water, electricity, gas and drainage.

ITEMS INCLUDED

All fitted floorcoverings, curtains, window blinds and light fittings. Garden store.

Council Tax

The property is currently registered as band C

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

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