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1 RATHVEN STATION COTTAGES *BY BUCKIE, AB56 4AT*



Attractive Semi-Detached Cottage

- Semi-rural location close to popular coastal town
- Single storey accommodation. D.G & oil-fired C.H
- Porch, Hallway, Lounge, Fitted Dining Kitchen,
- Shower Room & Double Bedroom. Loft Space.
- Enclosed gardens. Garage, store & off-road parking spaces.

Offers Over £110,000
Home Report Valuation £110,000
www.stewartwatson.co.uk

1 RATHVEN STATION COTTAGES, BY BUCKIE, AB56 4AT

TYPE OF PROPERTY

We offer for sale this traditional, semi-detached cottage which is situated in a semi-rural location only a short drive from the coastal town of Buckie where shops, supermarkets and amenities can be found. This attractive home offers spacious, well-appointed single storey accommodation and benefits from full double-glazing, oil fired central heating (new system installed 2026) and modern oak panelled internal doors. The property has been upgraded and extensively modernised over recent years leaving basically a new property inside a traditional shell. The present owner has had the property freshly decorated in neutral tones leaving a blank canvas for any purchaser to put their own stamp on their new home.

ACCOMMODATION

Porch **1.65 m x 1.49 m**
Enter through glass panelled exterior door into the porch, which has side and front facing windows enjoying views

over the garden and parking area. Glass panelled door to the lounge.

Lounge **5.70 m x 4.88 m**
A spacious, L-shaped room with large front facing window overlooking the garden. Ceiling hatch allowing access to the loft space. Glass panelled door to the hallway.



Hallway
Enter into the hallway, which has doors to the lounge, dining kitchen, shower room and bedroom Built in cupboard providing useful storage.

Dining Kitchen **4.20 m x 2.91 m**
Rear facing window. Fitted with a selection of base and wall mounted units in a beech effect finish with slate effect countertops. Integrated electric hob, oven and extractor hood. Sink and drainer unit with mixer tap. Splashback wall tiling. Purpose built cupboard housing the fuse box. Glass panelled exterior door.





Bedroom 3.54 m x 3.11 m
Double size bedroom with large rear facing window. Built in cupboard.



Shower Room 1.98 m x 1.81 m
Side facing window. Fitted with a modern white suite comprising of toilet, wash-hand basin and large walk-in

shower. Fitted furniture in a grey coloured finish providing useful storage cupboards and concealing the cistern. Wetwall panelling within the Shower area. Heated towel ladder radiator.



OUTSIDE

A large garden lies to the front of the property, is generally enclosed and has been laid mainly in grass with some mature shrub borders. An enclosed garden lies to the rear of the property, which is mainly enclosed, laid in stone chips for ease of maintenance. The front garden and enjoys a generally westerly aspect making it a super sun trap during the summer months and offers views over the surrounding farmland. Off road parking areas.

Outbuildings

Timber garage. Wooden shed. Partially constructed, block built garage.



Loft space

The loft is accessed via a ceiling hatch in the lounge, it is partially floored and insulated and has a rear facing Velux style roof window. This area may be suitable for

development to provide additional accommodation subject to obtaining any necessary planning consents.

SERVICES

Mains water and electricity. PV solar panels have been fitted to the roof but have not been connected.

ITEMS INCLUDED

The integrated kitchen appliances. Wooden garage and garden store.

Council Tax

The property is currently registered as band B

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.

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