

STEWART & WATSON

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12 ROBERT STREET
BUCKIE, AB56 1RP



Traditional Semi-Detached Bungalow

- Popular residential area of coastal town.
- Single storey home with D.G & mains gas C.H
- Vestibule, Hallway, Lounge, Dining Kitchen
- Utility Room, Bathroom & 2 Double Bedrooms.
- Enclosed gardens. Driveway & Attached garage with workshop.

Offers Over £125,000
Home Report Valuation £125,000

www.stewartwatson.co.uk

12 ROBERT STREET, BUCKIE, AB56 1RP

TYPE OF PROPERTY

We offer for sale this traditional, stone built semi-detached bungalow, which is situated within a popular residential area of Buckpool on the western side of the coastal town of Buckie. The property is conveniently placed for the local shops, pharmacy and 18-hole golf course with additional shops, supermarkets and leisure facilities being available within the town centre. This home offers well appointed single storey accommodation and benefits from double-glazing and mains gas central heating but would be enhanced by some updating. All fitted floorcoverings, curtains, window blinds and light fittings within the property will remain and are to be included in the price.

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, bathroom and both bedrooms.

Lounge

4.19 m x 3.92 m

Large front facing window. Fyfestone fireplace, wooden mantle and granite hearth with gas fire. Recessed display alcove with double cupboard below housing the electric meter and fuse box. Built-in cupboard with fitted shelving.



Dining Kitchen

4.46 m x 3.11 m

Glass panelled door from the hallway. Rear facing window. Fitted with a selection of base and wall mounted units in a cherry wood effect finish with granite effect countertops and upstands. Integrated electric hob, oven and extractor

hood. Sink and drainer unit with mixer tap. The gas central heating boiler is concealed within one of the wall cabinets. Ceiling hatch allowing access to the loft space. Glass panelled door to the utility room.



Utility Room

3.90 m x 2.15 m

Double side facing window giving views over the rear garden. Fitted base and wall mounted units in a white, shaker style finish. Fitted sink and drainer unit. UPVC exterior door giving access to the rear garden.



Bedroom 1

3.89 m x 3.57 m

Spacious, double size bedroom with front facing window. Wall to wall fitted furniture providing wardrobes, cupboards and a central vanity area.



Bedroom 2

3.30 m x 3.16 m

Double size bedroom with rear facing window overlooking the rear garden. Built-in cupboard with fitted shelving.



Bathroom

2.08 m x 1.97 m

Rear facing window. Fitted with a white suite comprising of toilet, wash hand basin and P-shaped bath with shower fitment above. Wetwall panelling within the bath/shower area and to dado height in the remainder of the room.



OUTSIDE

The property occupies a generous site with garden areas to the front, side and rear. The front garden is mainly enclosed and has been laid in stone chips for ease of maintenance. At the front of the property a concrete driveway allows access to the garage and provides off road parking spaces. A large garden lies to the rear of the property. The rear garden is enclosed and is mainly laid in grass with drying poles. Outside light and water tap.

Garage **5.22 m x 3.00 m**

Block built garage attached to the side of the property. Up and over door allowing car access from the driveway. Side facing window. Fitted storage cupboards. Light and power points. Door to the workshop.

Workshop **3.00 m x 2.78 m**

Wooden exterior door giving access to the rear garden.



SERVICES

Mains water, electricity, gas and drainage.

ITEMS INCLUDED

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

Council Tax

The property is currently registered as band B

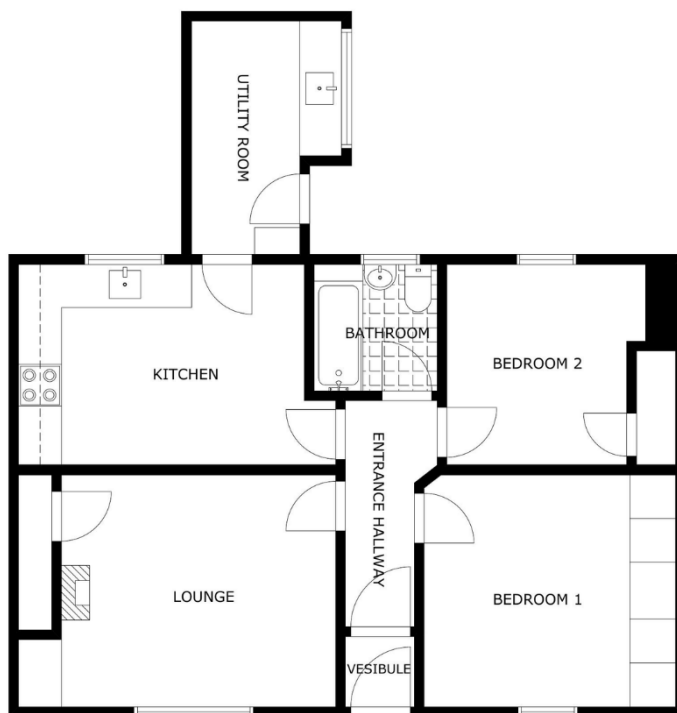
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Viewing

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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