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**44A GREAT WESTERN ROAD
BUCKIE, AB56 1XX**



Detached Modern Family Dwellinghouse

- Prime coastal location boasting exceptional uninterrupted sea views
- Spacious, fully modernised home with D.G & mains gas C.H
- Lounge with Dining Area, Fitted Dining Kitchen with Utility Area
- Bathroom & 3 Double Bedrooms (1 with en-suite shower room)
- Approx. 0.4 acre of garden grounds. Garage, Workshop & Summerhouse

Offers Over £299,000
Home Report Valuation £300,000

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TYPE OF PROPERTY

We offer for sale this detached modern family dwellinghouse, which is situated on the northwestern fringe of the popular coastal town of Buckie. The property occupies a prime and much sought after coastal location boasting exceptional, uninterrupted sea views across the Moray Firth from the garden grounds and majority of rooms. This home is located on The Speyside Way, it is close to the old Buckpool Harbour and 18 hole golf course, shops, supermarkets, schools and leisure facilities are available within Buckie. The owners frequently see the Moray Firth dolphins, sea otters, a variety of sea life and birds as well as enjoying the spectacular sunsets. This home offers extremely spacious, well-appointed accommodation over two floors, it has been updated and modernised over recent years and benefits from full double glazing and mains gas central heating. The present owners have presented the property well, it has been tastefully decorated in fresh, neutral tones and all fitted floorcoverings, curtains, window blinds and light fittings are to be included leaving this home in a true move-in condition.

ACCOMMODATION

Vestibule

Enter through glass panelled exterior door into the vestibule. Circular internal window to the dining kitchen. Double cupboard housing the electric meter and fuse box. Glass panelled door to the hallway.

Hallway

Enter into the hallway, which has doors to the lounge, dining kitchen, bathroom and bedroom 3. Built in cupboard with light and coat hooks. Built in cupboard with fitted shelving and light.

Lounge/Dining Room

9.03 m x 5.87 m

Glass panelled door from the hallway. A stunning, spacious room with French doors leading to front garden grounds.

Front facing windows at either side of the French doors, side facing window and a double rear facing window. Modern fire surround with electric stove style fire. Ample space for use as a lounge and dining area. The staircase allows access from this area to the first floor accommodation.





Dining Kitchen

7.29 m x 4.10 m

Glass panelled door from the hallway. An extremely spacious dining kitchen with a double side facing window and a large circular front facing window with fitted window seat and concealed cupboards. The kitchen area has been fitted with a quality selection of base and wall mounted units in a cream coloured, gloss effect, shaker style finish with wood effect countertops and upstands. Integrated 5 burner gas hob, electric oven, microwave and fridge freezer. One and a half bowl sink and drainer unit with mixer tap. Two double doors allow access to the utility area. **Utility Area**

Side facing window. Wall mounted gas central heating boiler. Fitted shelving. **The washing machine and dishwasher in this area are to be included in the price.**

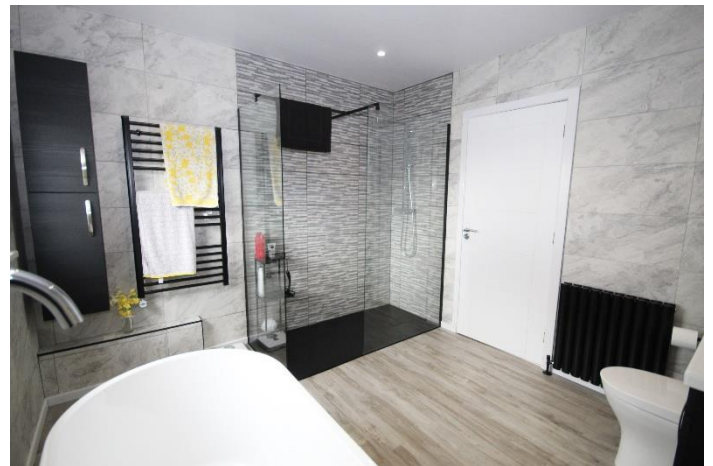




Bathroom

3.04 m x 2.95 m

Side facing window. Fitted with toilet, wash hand basin, large walk-in shower and modern free-standing bathtub. Fitted furniture in a grey coloured, wood effect furniture providing useful storage cupboards and concealing the cistern. Full wall tiling. Heated towel ladder radiator.



Bedroom 3

4.75 m x 3.17 m

Spacious, ground floor double size bedroom with large rear facing window.



Staircase

An open tread staircase with fitted carpet treads, wooden banister and spindles allows access from the lounge to the first-floor accommodation. The landing has a front facing window and doors leading to bedroom 1 and bedroom 2. **The first floor accommodation has some coombed ceilings and measurements are given at widest points.**

Bedroom 1

4.70 m x 4.97 m

Spacious double size, double aspect room with front and side facing windows. Built in wardrobe with haining rail and light. Walk-in wardrobe with fitted hanging rail and light. Two built in cupboards with fitted shelving. Door to en-suite.



En-suite**2.38 m x 1.77 m**

Rear facing Velux style roof window. Fitted with a white suite comprising of toilet, wash hand basin and corner shower cubicle. Double cupboard fitted below the wash hand basin. Full wall tiling. Heated towel ladder radiator.

**Bedroom 2****5.47 m x 3.97 m**

Spacious double size bedroom with side facing window. Built in wardrobe with fitted hanging rail. Access to the eaves space. Ceiling hatch allowing access to the loft space.

**OUTSIDE**

The property occupies a generous size site measuring approximately 0.4 acre of mature, well maintained garden grounds surrounding. Large area laid in grass with established, well stocked shrub borders adding an abundance of colour. A paved patio area at the front of the property provides a super spot for entertaining and alfresco dining. Exceptional uninterrupted views across the Moray Firth can be appreciated from the front garden and patio area making this an ideal spot for enjoying the beautiful sunsets and spotting the famous Moray Firth Dolphins. A

tarred driveway to the side of the property allows access to the garage and provides off road parking and turning space for many vehicles.

**Garage****8.25 m x 3.02 m**

Block built garage. Sectional, electronically operated door allowing car access from the driveway. Side facing window. Power and light.

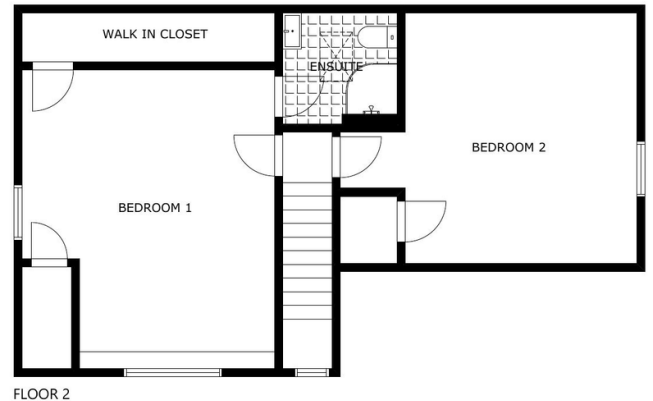
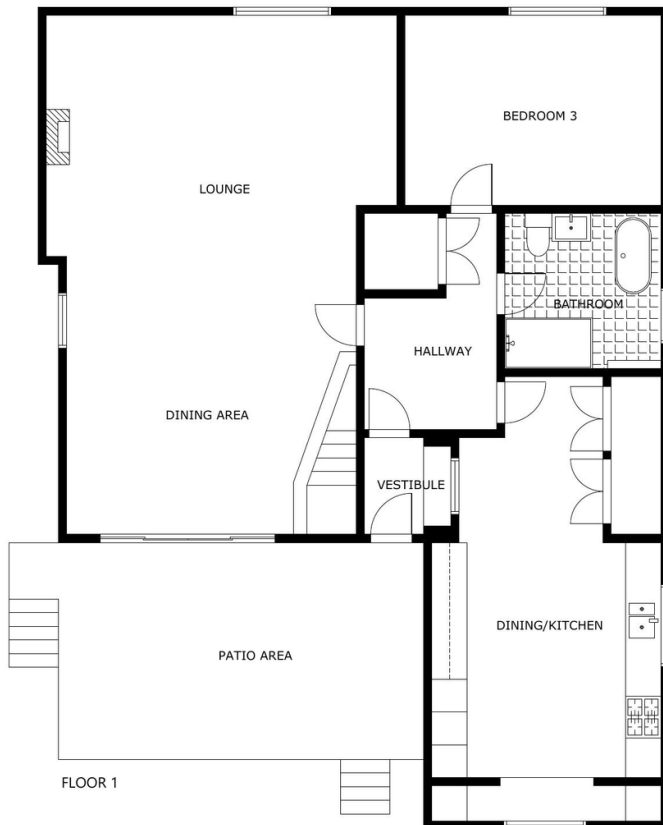
Workshop/Bothy**5.75 m x 3.48 m**

Block built workshop/bothy providing excellent space for a variety of uses/hobbies. Double wooden doors allow access for the ride-on mower. Power and light.

Summerhouse**3.73 m x 2.74 m**

Timber summerhouse with power and light. Double glass panelled doors allow access from the garden. Two windows giving views over the garden.





This floor plan is not to scale and is for illustrative purposes only.

SERVICES

Mains water, electricity, gas and drainage.

ITEMS INCLUDED

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

N.B

The property is fully furnished and many items of furniture can be made available for sale by separate negotiation if required.

Council Tax

The property is currently registered as band D

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

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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