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REGENT VILLA, 18 TITNESS STREET
BUCKIE, AB56 1HR



Substantial & Spacious Detached Dwellinghouse

- Popular residential area close to town centre & schools.
- Many traditional features. D.G & mains gas C.H
- Vestibule, Hallway, 3 Public Rooms, Fitted Kitchen, Utility
- Office, Box Room, Shower Room, Bathroom & 4 Bedrooms.
- Enclosed rear garden. Driveway/Off road parking.

Offers Over £215,000
Home Report Valuation £220,000

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REGENT VILLA, 18 TITNESS STREET, BUCKIE, AB56 1HR

TYPE OF PROPERTY

We offer for sale this substantial and spacious detached dwellinghouse, which is situated in a popular residential area of the coastal town of Buckie. The property is conveniently placed for the town centre shops, supermarkets, schools and leisure facilities making it ideal for those with family. Regent Villa offers spacious, well-appointed accommodation over two floors and benefits from double glazing and mains gas central heating. Many of the traditional features within the property have been retained including the panelled internal doors, panelled window ingoes and fireplaces which will certainly appeal to those seeking a home with charm and character. The property has been decorated in neutral tones and all fitted floorcoverings, curtains, window blinds and lightfittings will remain and are included in the price.

ACCOMMODATION

Vestibule

Enter through substantial wooden exterior door with glazed name panel above into the vestibule. Traditional floor tiling. Glass panelled door with half glazed panels at either side allowing access to the hallway.

Hallway

5.10 m x 2.16 m

Enter into the spacious reception hallway, which has doors to the lounge, sittingroom, dining room, dining kitchen and shower room. Narrow, near facing window. The staircase gives access from this area to the first floor accommodation. Built-in understair cupboard. Exterior door giving access to the rear garden.



Sitting Room

4.82 m x 3.86 m

Double front facing window. Traditional wooden fire surround, recessed fireplace with wood burning stove set on a tiled hearth. Display alcoves at either side of the fireplace each with storage cupboards below (1 housing the electric meter and 1 housing the gas meter).



Lounge

5.72 m x 4.22 m

Double front facing bay window. Traditional wooden fire surround with beautiful fireplace, decorative tiled inset

and hearth. Display alcoves at either side of the fireplace each with double, glass fronted cabinets below.



Dining/Family Room

4.41 m x 2.56 m

Rear facing window.

coloured, shaker style finish with slate effect countertops and up-stands. Illuminated wall cabinet with glass display front. Integrated electric hob, oven, extractor hood and fridge. Inset one and a half bowl sink and drainer unit with mixer tap. Door to the utility room.



Dining Kitchen

5.36 m x 3.17 m

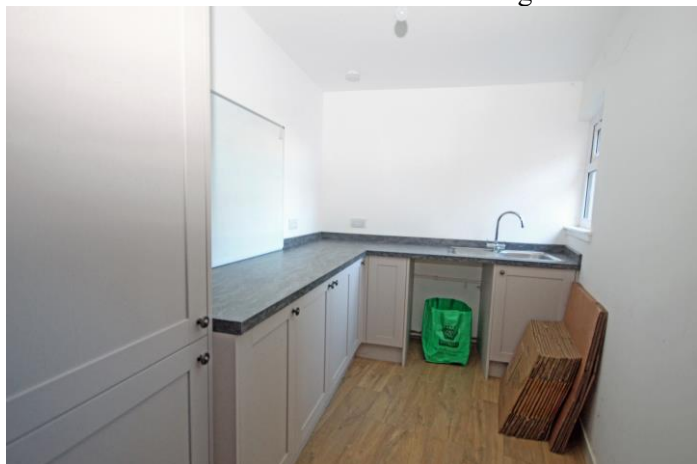
Side and rear facing windows. Fitted with a modern selection of base and wall mounted units in a pale grey



Utility Room

3.73 m x 1.79 m

Side facing window. Fitted units in a pale grey coloured shaker style finish with slate effect countertops and upstands. Sink and drainer unit with mixer tap. The gas central heating boiler is concealed within one of the cabinets. Wooden exterior door to the rear garden.



Shower Room

2.80 m x 2.70 m

An L-shaped room with side and rear facing windows. Fitted with a white suite comprising of toilet, wing top wash-hand basin and shower cubicle. Fitted unit below the wash-hand basin providing storage cupboards and drawers. Wet wall splash back panelling.

Staircase

A carpeted staircase with wooden banister gives access from the hallway to the first floor accommodation. Rear facing window on the staircase giving views over the garden and the properties opposite towards the Moray Firth. The first floor landing has doors to the bathroom, office/study, boxroom and 4 bedrooms. Ceiling hatch allowing access to the loft space. **The first floor accommodation has some coombed ceilings and measurements are given at widest points.**



Bedroom 1

4.45 m x 3.94 m

Double size bedroom with double front facing window. Fitted units providing useful shelving and hanging space.



Bedroom 2

4.70 m x 3.16 m

Double size bedroom with double front facing window.



Bedroom 3 4.03 m x 3.48 m
Double size bedroom with rear facing window.



Bathroom 2.32 m x 2.15 m
Rear facing window. Fitted with a white suite comprising of toilet, wash-hand basin and bath. Heated towel ladder radiator.



Bedroom 4 3.16 m x 2.46 m
Rear facing window giving sea views towards the Moray Firth.



Office/Study 2.18 m x 1.88 m
Front facing window.

Box Room 2.12 m x 1.33 m
Rear facing Velux style roof window.

OUTSIDE
Stone chip drive at the side of the property provides an off-street parking space. Wooden gate allowing access from the drive to the rear garden. Enclosed garden area to the rear of the property which has been laid in grass with established shrub borders. Wooden garden shed.





SERVICES

Mains water, electric, gas and drainage.

ITEMS INCLUDED

Any fitted floor coverings, curtains, window blinds and lightfittings within the property will remain.

Council Tax

The property is registered as band D

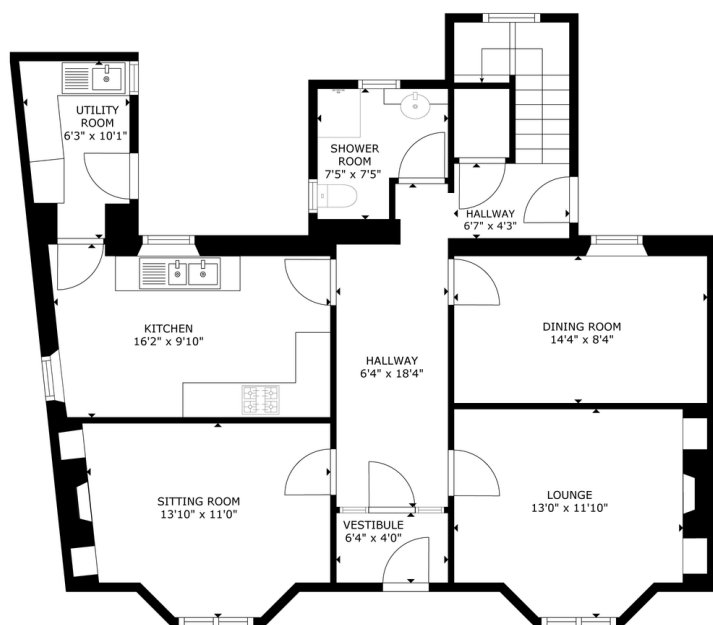
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Viewing

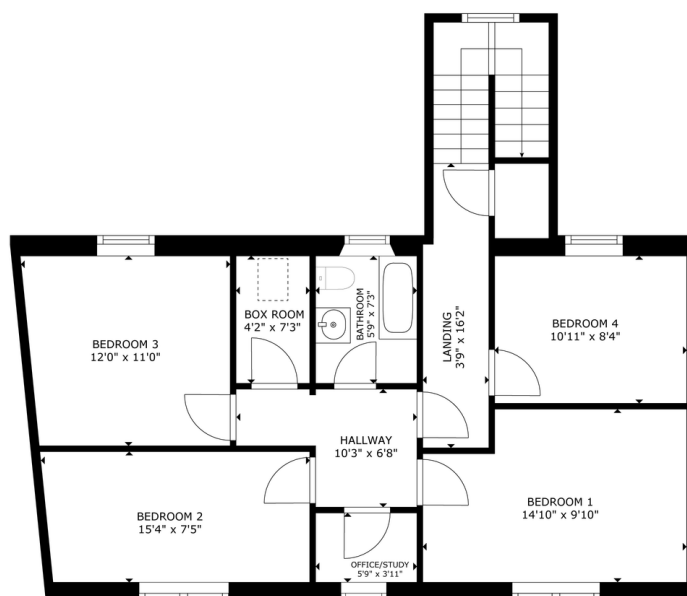
By appointment only which can be arranged by contacting our Buckie Office on 01542 833255

Email buckie.property@stewartwatson.co.uk

Reference Buckie/CF



FLOOR 1



FLOOR 2

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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