

STEWART & WATSON

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37 ST PETERS ROAD
BUCKIE, AB56 1DP



Semi-Detached Dwellinghouse

- Popular residential area close to shops & schools
- Modernised home with D.G & mains gas C.H
- Lounge, Fully Fitted Kitchen with Dining Area
- Bathroom & 2 Double Bedrooms.
- Enclosed front & rear gardens. Off road parking.

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

www.stewartwatson.co.uk

TYPE OF PROPERTY

We offer for sale this attractive semi-detached dwellinghouse, which is situated in 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, schools, medical centre and 18-hole golf course. Additional shops, supermarkets and amenities can be found in Buckie town centre. This property offers spacious, accommodation over two floors, it has been upgraded and modernised over recent years and benefits from double-glazing and mains gas central heating. The present owner has presented the property well, it has been decorated in fresh neutral tones and is in true move-in condition.

ACCOMMODATION

Entrance

Enter through glass panelled exterior door into the entrance area. Purpose built cupboards enclosing the electric meter and fuse box. Open plan to the kitchen. The staircase allows access from this area to the first floor accommodation.

Kitchen with Dining Area

5.64 m x 3.68 m

Spacious, open plan kitchen dining area with side and rear facing windows and rear facing French doors allowing

access to the decking area in the rear garden. The kitchen has been fitted with a modern selection of base and wall mounted units in a modern, white and grey coloured, gloss effect finish with white countertops and upstands. Integrated electric hob, oven, microwave, extractor hood, dishwasher, washing machine and fridge freezer. Features of the kitchen include illuminated wall cabinet with glass display fronts and deep pan drawers. One and a half bowl sink and drainer unit with mixer tap. Built-in understairs cupboard. Open plan to the lounge.



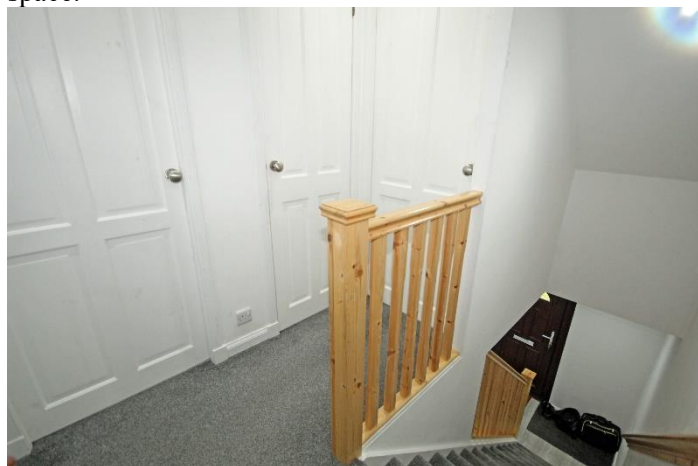
Lounge 3.74 m x 3.32 m

Good size room with double, front facing window.



Staircase

A carpeted staircase with wooden banister allows access from the entrance area to the first floor accommodation. The first floor landing has doors to the bathroom and both bedrooms. Built-in cupboard housing the gas central heating boiler. Ceiling hatch allowing access to the loft space.



Bedroom 1 4.60 m x 2.95 m

Spacious, double size bedroom with two front facing windows giving views towards Merson Park and across the Moray Firth towards Lossiemouth. Built-in cupboard.



Bathroom

2.42 m x 1.51 m

Side facing window. Fitted with a white suite comprising of toilet, wash-hand basin and bath with shower fitment from the bath mixer tap. Wetwall splashback panelling.



Bedroom 2 3.67 m x 2.97 m

Double size bedroom with rear facing window. Built-in cupboard.



OUTSIDE

Enclosed garden area to the front of the property which has been laid in grass with a stone chip borders. A paved path allows access at the side of the property via a metal gate to the rear garden. The rear garden is enclosed and enjoys a generally southerly aspect making it a super suntrap during the summer months. Area laid in grass. A raised timber decking area provides a super spot for alfresco dining. Concrete driveway/off road parking area.

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 A

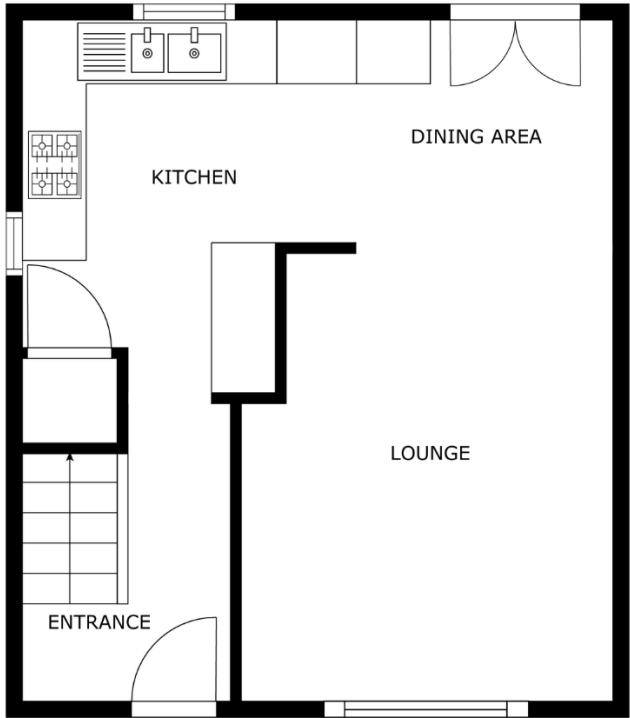
EPC Banding EPC=C

Viewing

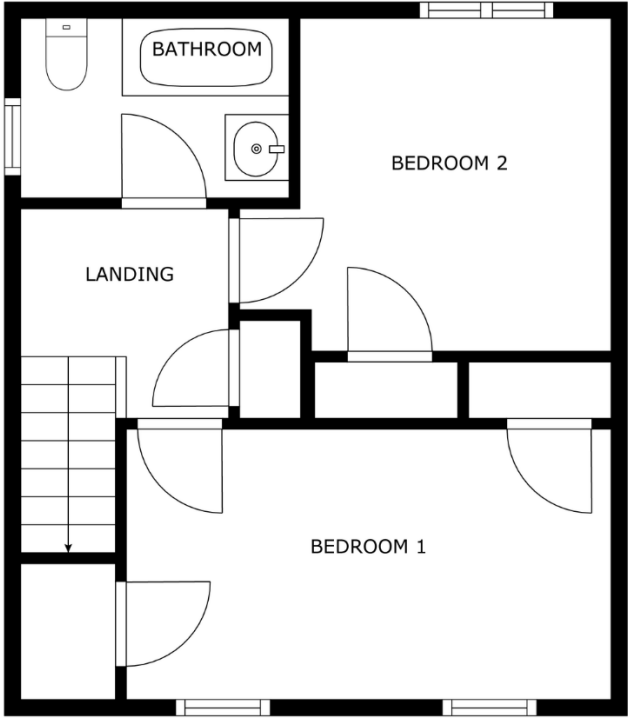
By appointment only which can be arranged by contacting our Buckie Office on 01542 833255

Email buckie.property@stewartwatson.co.uk

Reference Buckie/CF



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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