

# STEWART & WATSON

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**62 WEST CATHCART STREET**  
*BUCKIE, AB56 1QB*



### *Substantial & Spacious Detached Family Dwellinghouse*

- Popular central location close to schools & leisure facilities
- Extended & upgraded. D.G, gas C.H & 3 wood burning stoves
- Large Lounge, Family Room, Fitted Dining Kitchen, Utility Room
- Office/Study, Bathroom, Wet Room, Toilet & 4 Double Bedrooms
- Garden areas surrounding. Driveway, Garage & Workshop

***Offers Over £275,000***  
***Home Report Valuation £290,000***

**[www.stewartwatson.co.uk](http://www.stewartwatson.co.uk)**

### TYPE OF PROPERTY

We offer for sale this substantial and spacious, detached dwellinghouse, which is situated centrally in the popular coastal town of Buckie. The property is conveniently placed for the schools, town centre shops, supermarkets and leisure facilities making this an ideal purchase for those with family. This home has been extended and upgraded over recent years, offering spacious, well-appointed accommodation over two floors with full double-glazing, mains gas central heating (hive control system), 2 wood burning stoves and a multi-fuel stove. The ground floor accommodation boasts a spacious lounge, dining room, fitted dining kitchen with family area and vaulted ceiling, utility room, wet room and a possible 2 ground floor bedrooms whilst a bathroom, toilet and 3 double bedrooms

are found on the first floor. All fitted floorcoverings, window blinds and light fittings are to be included in the price.

### ACCOMMODATION

#### Vestibule

Enter through substantial wooden exterior door with glazed number panel above into the vestibule. Traditional floor tiling. Understairs cupboard.

#### Hallway

Enter into the hallway which has doors to the lounge, dining/family room and bedroom 1. Staircase allows access from this area to the first floor accommodation.



**Lounge** **5.83 m x 3.77 m**  
Spacious, double aspect room with a rear facing window and side facing bay window. Wooden fire surround, multi-

fuel stove set on a marble hearth. Recessed display alcove with fitted shelving.



### Family/Dining Room

3.86 m x 3.78 m

Open plan from the dining kitchen and providing space for use as a family/dining room. Recessed fireplace with wood burning stove and substantial wooden fire surround. Built-in cupboard with fitted shelving. Doors to the hallway, utility room and side hallway.



### Dining Kitchen/Family Room

5.50 m x 5.45 m

A stunning addition to the rear of the property is this extremely spacious, dining kitchen and family area with vaulted ceiling. An exceptionally bright airy room with double side facing window, 2 large Velux roof windows (remote operated) and French doors with glazed side panels allowing access to the decking area. The kitchen has been

fitted with a selection of base and wall mounted units in a wood effect, shaker style finish with stone effect countertops. Features of the kitchen include deep pan drawers and a fitted breakfast bar providing an informal dining space. Inset one and half bowl sink and drainer unit with mixer tap. Splashback wall tiling. Wood burning stove set on a corner hearth in the family seating area.





**Utility Room**

**2.86 m x 1.72 m**

Front facing window. Fitted with a selection of base and wall mounted units in a gloss effect finish. Integrated gas hob. Sink and drainer unit with mixer tap. Midwall splashback panelling.

**Wet Room**

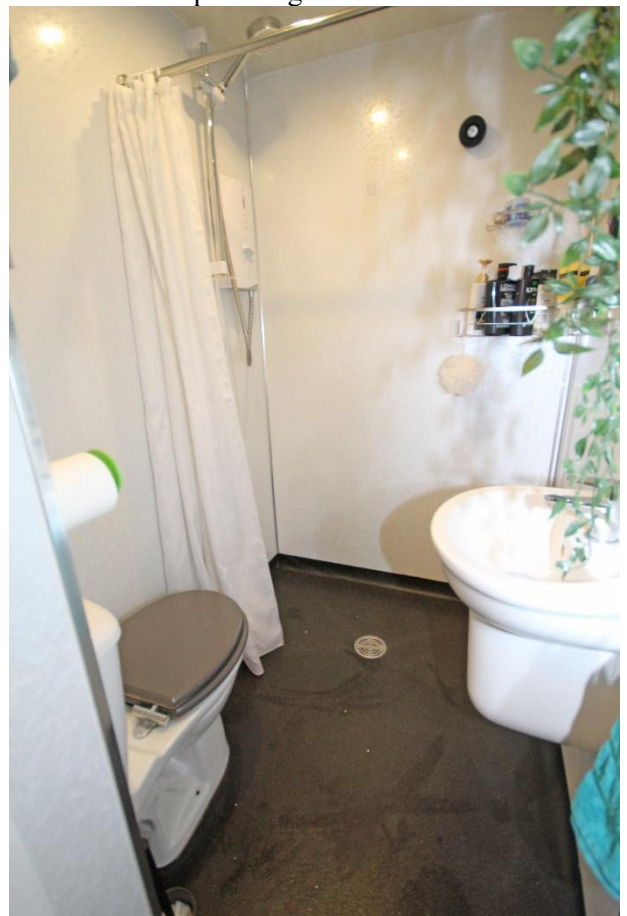
**1.53 m x 1.23 m**

Fitted with a white toilet and wash-hand basin. Shower area. Full wetwall panelling.



**Side Hallway**

This area has doors to the dining/family room, office/hobby room and the wet room. UPVC exterior door giving access to the front of the property.



**Office/Hobby Room**

**3.30 m x 3.00 m**

Front facing window. Providing space for use as an office/hobby room, childrens toy/games room or as a 5<sup>th</sup> bedroom if required. Triple built-in wardrobe with fitted shelving and hanging rail. Fitted countertop/desk area.



### Bedroom 1

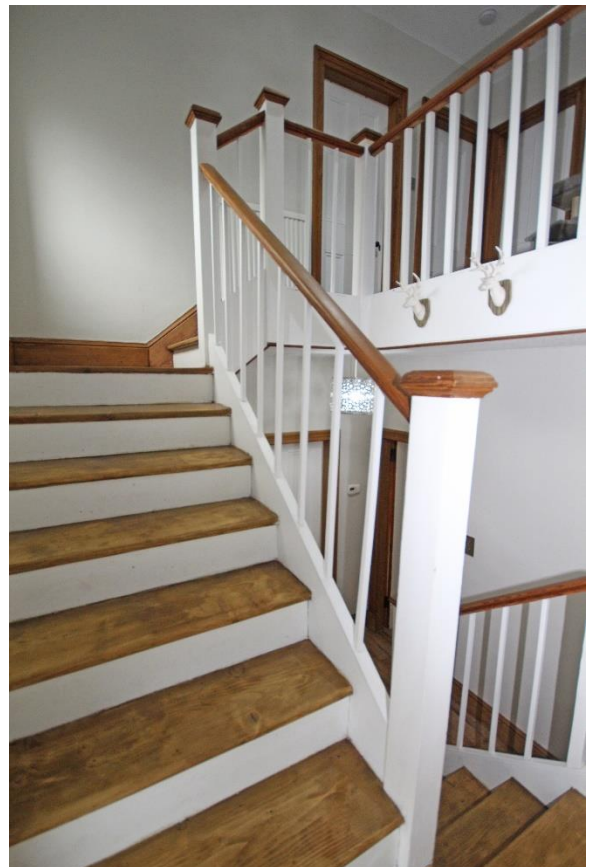
3.55 m x 3.15 m

Double size bedroom with double, front facing window.



### Staircase

Timber staircase with traditional banister and painted balustrades allowing access from the hallway to the first floor accommodation. The first floor landing has doors to the bathroom, toilet and the 3 first floor bedrooms. Two front facing windows on the staircase/landing.





**Bedroom 2** **3.51 m x 3.16 m**  
Double size bedroom with front facing window. Fitted wardrobe with hanging rail.



**Bathroom** **2.77 m x 2.18 m**  
Front facing window. Fitted with a white, wash-hand basin

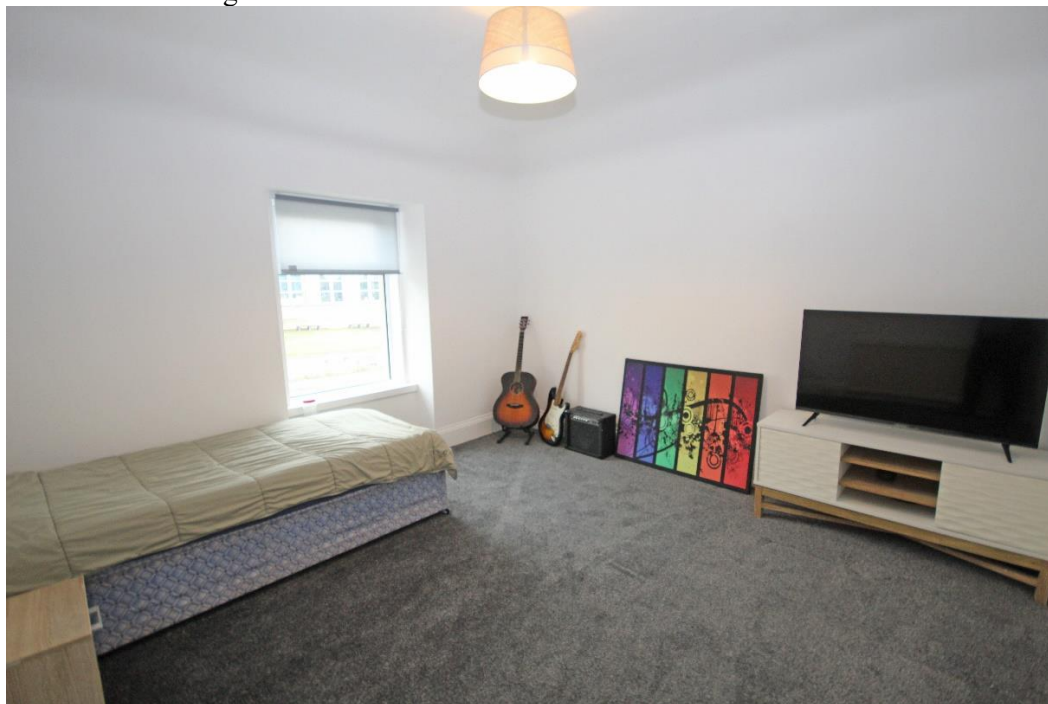
and bath with shower fitment above. Fitted wall tiling. Wetwall panelling within the bath/shower area.



### Bedroom 3

3.52 m x 3.50 m

Double size bedroom with side facing window.



### Toilet

2.041 m x 1.36 m

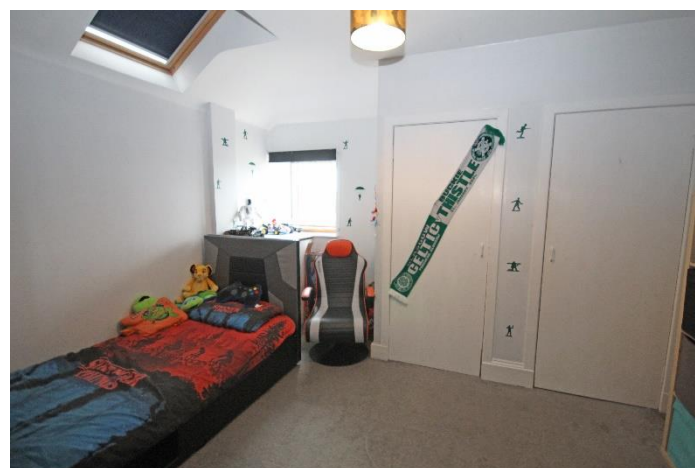
Rear facing Velux style roof window. Fitted with a white toilet and wash-hand basin. Cupboard fitted below the wash-hand basin.



### Bedroom 4

3.91 m x 3.62 m

Double size bedroom with side facing window and rear facing Velux style roof window. Two built-in cupboards with fitted shelving.



### OUTSIDE

The garden area to the front of the property has been laid in block paving for ease of maintenance allowing access to the garage and providing off road parking for numerous vehicles. Gates allow access at either side of the property to the side and rear garden areas which are enclosed. A timber decking area off the dining kitchen/family room enjoys a generally southerly aspect making it a super suntrap and ideal for entertaining and enjoying the sun during the summer months. Area laid in grass and a paved patio. Outside lights, water tap and power points. Rotary clothes dryer. Wooden garage. Large shed/workshop. Log store.





**SERVICES**

Mains water, electricity, gas and drainage.

**ITEMS INCLUDED**

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

**Council Tax**

The property is currently registered as band D

**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](mailto: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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