

STEWART & WATSON

your **complete** property & legal service

21 BARFIELD ROAD
BUCKIE, AB56 1EL



End Terrace Dwellinghouse

- Close to shops & schools in residential area
- Spacious accommodation with D.G & electric heating.
- Hallway, Large Lounge, Dining Kitchen, Store
- Bathroom & 3 Bedrooms.
- Large gardens surrounding. Wooden garden shed.

Fixed Price £95,000

Home Report Valuation £100,000

www.stewartwatson.co.uk

TYPE OF PROPERTY

We offer for sale this spacious end terrace dwellinghouse, 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, schools, medical centre and Buckpool 18-hole golf course with additional supermarkets, secondary school and amenities being found within Buckie town centre. This property offers spacious, accommodation over two floors and benefits from double-glazing and electric heating but would be enhanced by some upgrading and redecoration. Any fitted floorcoverings, curtains, window blinds and light fittings within the property will remain.

ACCOMMODATION

Hallway

Enter through glass panelled exterior door into the entrance hallway. Doors to lounge and storeroom. The staircase allows access from this area to the first-floor accommodation.

Lounge

5.63 m x 3.36 m

A spacious double aspect room with large front and rear facing windows. Stone fireplace with wooden mantle and tiled hearth. Doors leading to the entrance hallway and dining kitchen .



Dining Kitchen

3.83 m x 3.13 m

Double aspect room with side and rear facing windows. Fitted with a selection of base and wall mounted units Sink with double drainer unit and mixer tap. Built in understairs cupboard with fitted shelving. Open plan to the store.



Store

Glass panelled exterior door giving access to the side of the property. Double wall mounted cabinet. Fitted cupboard housing the electric meter and fuse box.

Staircase

A carpeted staircase with wooden banister gives access from the entrance hallway to the first-floor accommodation. The landing has a rear facing window and doors to the bathroom and all three bedrooms. Built in cupboard with fitted shelving.

Bedroom 1

3.80 m x 2.90 m

Double size bedroom with double front facing window. Double built in wardrobe with fitted shelf and hanging rail.



Bathroom

1.96 m x 1.67 m

Rear facing window. Fitted with a white suite comprising of toilet, wash hand basin and bath with shower fitment above. Full wall tiling.



Bedroom 2

3.88 m x 3.35 m

Double size bedroom with double front facing window.



Bedroom 3

2.76 m x 2.47 m

Double rear facing window with built in cupboard Hanging rail and shelf.

OUTSIDE

The property occupies a generous site garden with garden areas to the front, side and rear. The front garden has been laid in grass with a mature shrub border adding privacy. A paved path allows access to the front door and continues at the side of the property to allow access to the rear garden. The rear garden is enclosed and laid mainly in grass. Wooden garden shed. Drying poles.



SERVICES

Mains water, electricity and drainage.

ITEMS INCLUDED

Any fitted floorcoverings, curtains, window blinds and light fittings will remain.

Council Tax

The property is currently registered as band A

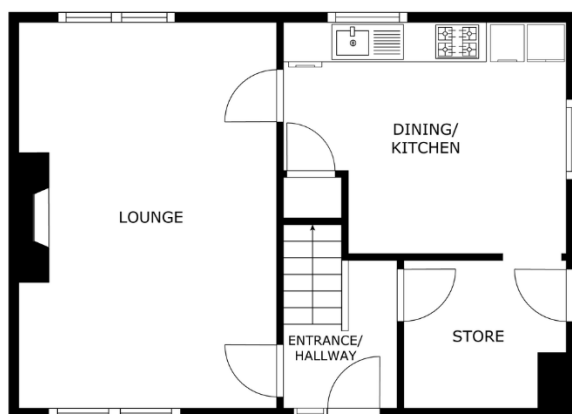
EPC Banding EPC=F

Viewing

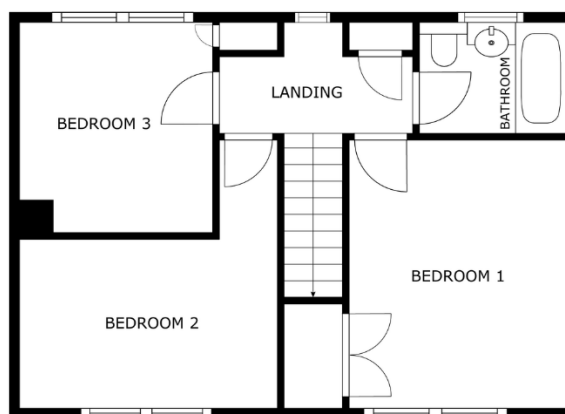
By appointment only which can be arranged by contacting our Buckie Office on 01542 833255

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.

The Property Shop, 2 Main Street, Turriff AB53 4AD (01888) 563777
 59 High Street, Turriff AB53 4EL (01888) 563773
 65 High Street, Banff AB45 1AN (01261) 818883
 42/44 East Church Street, Buckie AB56 1AB (01542) 833255
 35 Queen Street, Peterhead AB42 1TP (01779) 476351

38 Broad Street, Fraserburgh, AB43 9AH (01346) 514443
 21 Market Square, Oldmeldrum AB51 0AA (01651) 872314
 4 North Street, Mintlaw, AB42 5HH (01771) 622338
 25 Grant Street, Cullen, AB56 4RS Mon-Fri 1pm-4pm (01542) 840408
 17-19 Duke Street, Huntly, AB54 8DL (01466) 792331