

STEWART & WATSON

your **complete** property & legal service

38 MILL CRESCENT
BUCKIE, AB56 1LN



Spacious Semi-Detached Family Dwellinghouse

- Popular residential area close to shops & schools
- Extended & modernised home with D.G & gas C.H
- Lounge, Dining/Family Room, Fitted Dining Kitchen
- Bathroom & 3 Double Bedrooms.
- Enclosed gardens. Driveway, Store and Garage.

Offers Over £169,000
Home Report Valuation £170,000

www.stewartwatson.co.uk

TYPE OF PROPERTY

We offer for sale this attractive semi-detached dwellinghouse, which is situated within 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. This home has been extended over the years and now offers spacious, well-appointed accommodation over two floors with full double-glazing and mains gas central heating. Oak panelled internal doors and skirtings have recently been fitted on the first floor. The present owner has decorated the property in neutral tones. All fitted floorcoverings, any curtains, window blinds and light fittings will remain and are included in the sale price leaving this home in move in condition.

ACCOMMODATION

Hallway

Enter through glass panelled exterior door into the hallway, which has doors to the lounge and bathroom. Built in understairs cupboard with fitted shelves, hooks & light . The staircase gives access from this area to the first-floor accommodation.



Lounge

4.35 m x 4.00

Glassed panelled door from the hallway. Spacious room with large front facing window. Modern fire surround with pebble effect fire. Recessed display alcoves, each with double cupboards below (one housing the electric meter) at either side of the fireplace. Glass panelled door to the dining/family room.



Dining/Family Room

3.90 m x 2.24 m

This area is open plan with the dining kitchen and provides ample space for use as a sitting/family area.



Dining Kitchen

5.94 m x 3.15 m

A lovely addition to the property is a spacious dining kitchen with a side facing window and two rear facing windows. The kitchen has been fitted with a selection of base and wall units with new, pale grey coloured, gloss effect doors with granite effect countertops and midwall

panelling. Integrated electric hob, double oven and extractor fan. Inset one and a half bowl sink and drainer unit with mixer tap. Large walk-in cupboard with light, shelf and the gas central heating boiler. Glass panelled exterior door giving access to the side of the property.



Bathroom

2.13 m x 1.85 m

Side facing window. Fitted white a modern white suite comprising of toilet, countertop wash-hand basin and P-shaped bath with shower fitment above. Fitted furniture in

a pale grey coloured, gloss finish and marble effect countertops. Wet wall splashback panelling. Heated towel ladder radiator.



Staircase

A carpeted staircase with wooden banister and spindles gives access from the entrance hallway to the first floor accommodation. Front facing window on the staircase and

side facing window on the landing. The first floor landing has doors to all three bedrooms. Ceiling hatch allowing access to the loft space.



Bedroom 1

4.54 m x 3.10 m

Spacious double size bedroom with large front facing window. Three double built in cupboards providing shelving and wardrobe space.



Bedroom 2**3.66 m x 2.86 m**

Double size bedroom with rear facing window. Double built in wardrobe with sliding mirror doors, fitted shelving and hanging rail.

**Bedroom 3****3.10 m x 2.82 m**

Double size bedroom with rear facing window.

**OUTSIDE**

The property occupies a good size site with garden to the front, side and rear. The front garden has been laid in stone chips for ease of maintenance providing additional off road parking for numerous vehicles. Double metal gates allow access onto a concrete driveway at the side of the property which allows access to the garage and provides off road parking spaces. Enclosed rear garden which has been laid in concrete and artificial grass. Outside light and water tap. Garden store.

Garage

Detached block built garage with up and over door allowing car access from the driveway. Power and light. Side door from the rear garden.





SERVICES

Mains water, electric gas and drainage.

ITEMS INCLUDED

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

Council Tax

The property is currently registered as band C

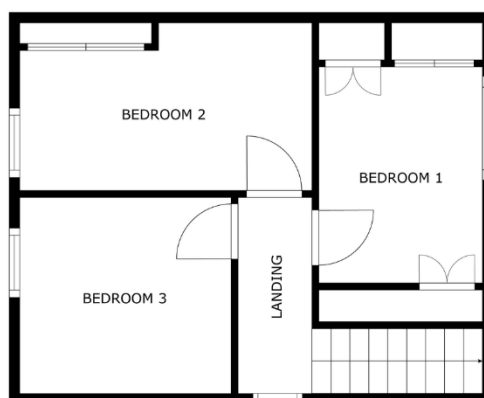
EPC Banding EPC=D

Viewing

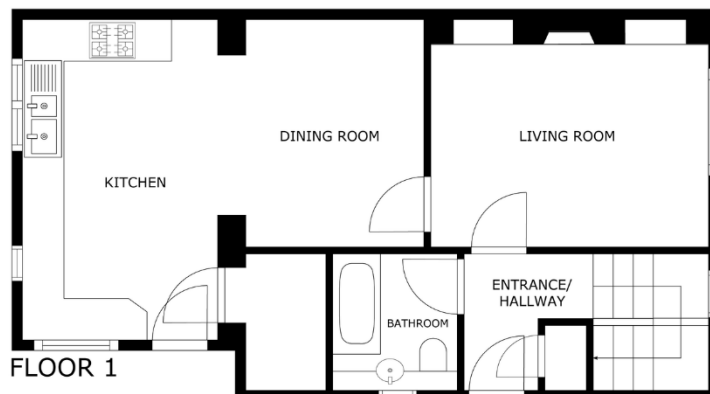
By appointment only which can be arranged by contacting our Buckie Office on 01542 833255

Email buckie.property@stewartwatson.co.uk

Reference Buckie/CF



FLOOR 2



FLOOR 1

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