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1 IANSTOWN TERRACE
IANSTOWN, BUCKIE, AB56 1SW



Traditional Detached Family Dwellinghouse

- Coastal location boasting exceptional uninterrupted sea views
- Modernised & extended home. D.G, gas C.H & wood burning stove
- Lounge, Sitting Room, Fitted Dining Kitchen, Sun Lounge
- Utility Room, Shower Room & 5 Bedrooms (2 with en-suite).
- Enclosed rear garden. Detached Garage. Off road parking

Offers Over £280,000
Home Report Valuation £280,000

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1 IANSTOWN TERRACE, IANSTOWN, BUCKIE, AB56 1SW

TYPE OF PROPERTY

We offer for sale this traditional stone built detached dwellinghouse, which is situated within a popular residential area on the lower part of the coastal town of Buckie. The property is opposite the stunning Moray Firth Coast and offers exceptional sea views making it ideal for watching the beautiful sunsets, Northern Lights and spotting an abundance of wildlife and in particular the Moray Firth Dolphins. Strathlene beach and golf course are both close by with village store, Primary and Nursery Schools being available in Portessie. The neighbouring town of Buckie has a range of supermarkets, shops, leisure facilities and schools. This property has been extensively upgraded and modernised over the years to a high standard with large extensions to the rear adding a wealth of additional accommodation. This home now offers well-appointed family accommodation of spacious, yet manageable proportions over two floors and benefits from full double glazing, mains gas central heating and a wood

burning stove. The present owner has presented the property well; it has been tastefully decorated and is in a walk-in condition. All fitted floorcoverings, curtains and window blinds are to be included in the price leaving this home in a true move-in condition.

ACCOMMODATION

Entrance Hallway

Enter through glass panelled exterior door into the entrance hallway, which has doors to the lounge, sitting room and shower room. Built in cupboard with fitted shelving and hooks.

Lounge

4.80 m x 3.19 m

Glass panelled door from the entrance hallway. Front facing window. Tiled chimney breast with recessed wood burning stove. Built in cupboards at either side of the fireplace each with fitted shelving (one housing the electric meter).



Shower Room

3.64 m x 2.95 m

Fitted with a white suite comprising of toilet, twin countertop wash-hand basins and a walk-in shower area. Glass blocks and tiled pillars surround the shower area.



Large wall mirrors. Recessed alcove with fitted shelving and shelved area below the vanity countertop. Heated towel ladder radiator. Full wall tiling. Floor tiling with underfloor heating.





Sitting Room

4.80 m x 3.30 m

Glass panelled door from the entrance hallway. Front facing window. Two recessed alcoves, each with fitted

display shelving and storage areas below. Glass panelled door to the inner hallway. The staircase allows access from this area to the first floor accommodation.



Inner Hallway

This area is open plan to the dining kitchen and has doors to the utility room and sitting room. Double built in cupboard with fitted shelving.

Utility Room

2.68 m x 1.70 m

Side facing window. Double base unit with wood effect countertop. Sink and drainer unit with mixer tap. Wall mounted gas central heating boiler. Hot water cylinder.



Dining Kitchen

4.97 m x 3.08 m

Triple rear facing window overlooking the rear garden. Fitted with a selection of base and wall mounted units in a pastel coloured, shaker style finish with granite effect countertops. Integrated 5-burner hob, extractor hood, electric double oven, fridge and dishwasher. One and a half bowl sink and drainer unit with mixer tap. Splash back wall tiling. Open plan to the family room.



Family/Sun Lounge

4.92 m x 4.63 m

A lovely, spacious family sun lounge, which is open plan from the dining kitchen. Two rear facing windows. French doors allowing access to the rear garden.





Staircase

Open traditional staircase with banister and spindles gives access from the sitting room to the first floor accommodation. The first floor landing has doors to all 5 bedrooms. **The first floor accommodation has some coombed ceilings and measurements are given at widest points.**

Bedroom 1

4.73 m x 3.84 m

An L shaped, double size bedroom with dressing area. Feature glass gable with twin doors with Juliet balconies to the rear making the most of the stunning, uninterrupted views across the Moray Firth. Triple built in wardrobe with sliding doors, fitted shelving and hanging rails. Door to the en-suite.



En-Suite**2.35 m x 1.81 m**

Side facing Velux style roof window. Fitted with a white suite comprising of toilet, wash-hand basin and shaped bath



with shower fitment above. Fitted furniture in a walnut effect finish providing storage drawers and enclosing the cistern. Heated towel ladder radiator.

Bedroom 2**3.06 m x 2.91 m**

Double size bedroom with front facing window. Double built-in wardrobe with sliding mirror doors, fitted shelf and hanging rail. Fitted furniture providing wardrobes and overbed storage cupboards. Door to the en-suite shower room.



En-suite 2**1.80 m x 1.77 m**

Fitted with a white suite comprising of toilet, wash-hand basin and shower cubicle. Wetwall panelling within the shower area.

**Bedroom 3****5.30 m x 4.98 m**

An extremely spacious, double size bedroom with triple rear facing window giving stunning sea views. Double built in wardrobe with sliding mirror doors, fitted shelf and hanging rail.



The stunning uninterrupted views which can be appreciated from the rear facing first floor windows.

Bedroom 4

4.80 m x 3.23 m

Spacious, L shaped, double size bedroom with front facing window.



Bedroom 5

3.43 m x 2.47 m

Front facing window. Walk in wardrobe with hanging rail and shelves.



and rear gardens. A good size garden lies to the rear of the property, which is enclosed. The rear garden has an area laid in grass and a paved patio providing. A bespoke bar with attached pergola enjoys views over the rear garden and provides a super entertaining space. External lights, power points and water tap.



OUTSIDE

The garden area to the front of the property has been laid in grass with a paved path allowing access to the front door. A tarred driveway at the side of the property allows access to the garage and provides off road parking spaces. Gates at either side of the property allow access between the front





Garage

5.57 m x 4.74 m

Detached, block-built garage, with slate, pitched roof. Side facing window. Electric sectional door allowing car access from the driveway. Fitted shelving. Side facing window. Wooden side door to the rear garden. Power and light.

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 C

EPC Banding

EPC=C

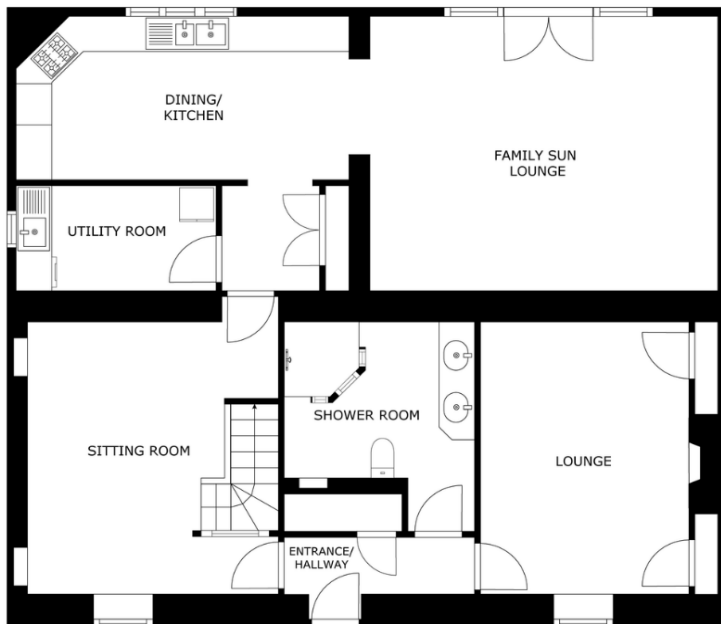
Viewing

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

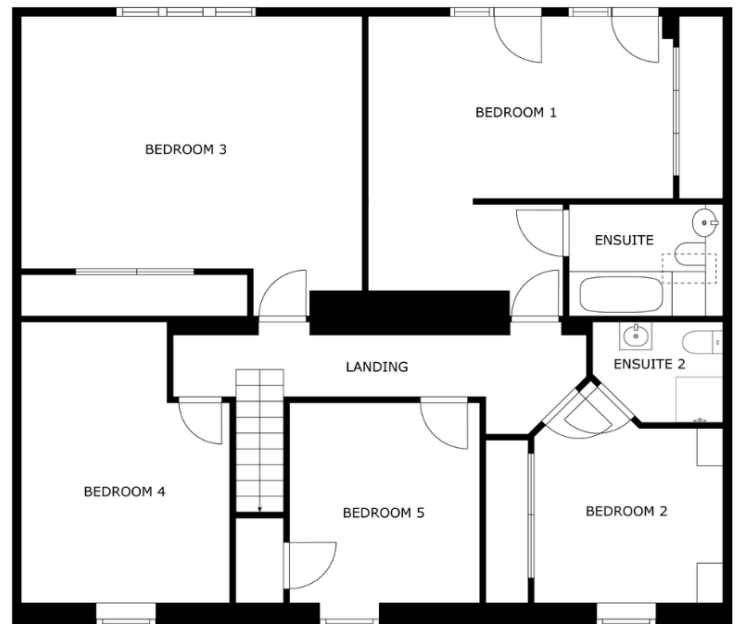
Email buckie.property@stewartwatson.co.uk

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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