

STEWART & WATSON

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16 MCKENZIE ROAD
BUCKIE, AB56 1DH



Terraced Dwellinghouse

- Popular residential area close to shops & schools
- Full D.G & mains gas C.H
- Hallway, Lounge, Fitted Kitchen
- Bathroom, Office & 3 Bedrooms.
- Enclosed front & rear gardens. Workshop/Store.

Offers Over £138,000
Home Report Valuation £140,000

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TYPE OF PROPERTY

We offer for sale this terraced 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, medical centre, schools and 18-hole golf course. This home has been upgraded over the years and benefits from full double-glazing and mains gas central heating. The present owners have presented the property well, it has been decorated in neutral tones and all fitted floorcoverings, curtains, window blinds and light fittings are to be included.

ACCOMMODATION

Entrance

Enter through glass panelled exterior door into the entrance area which has doors to the lounge and the office. The staircase allows access from this area to the first floor accommodation.



Lounge

5.77 m x 3.36 m

Spacious, double aspect room with front and rear facing windows. Door to the kitchen.



Kitchen

3.85 m x 3.17 m

Rear facing window overlooking the rear garden. Fitted with a modern selection of base and wall mounted units in a pale grey coloured, gloss effect finish with marble effect



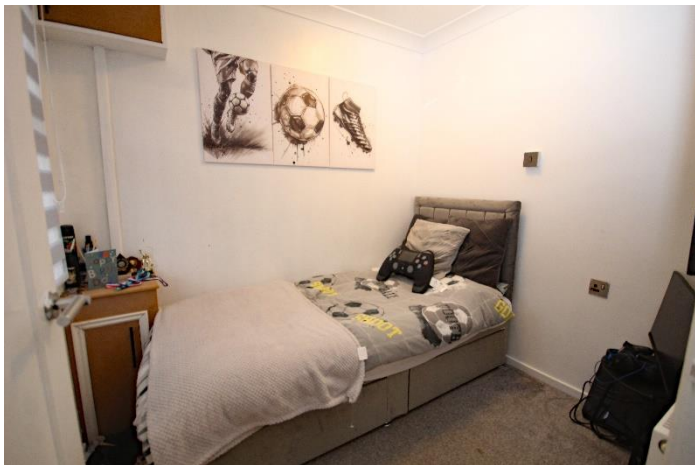
countertops and upstands. Integrated electric hob, oven and extractor hood. Built-in understairs cupboard. Glass panelled exterior door giving access to the rear garden.



Office

2.30 m x 1.97 m

Front facing window. Presently used as a single bedroom. Purpose built cupboards housing the electric meter and fuse box.



Staircase

A carpeted staircase with wooden banister allows access from the entrance to the first floor accommodation. The first floor landing has doors to the bathroom and all 3 bedrooms. Rear facing window. Ceiling hatch allowing access to the loft space.

Bedroom 1

3.87 m x 3.35 m

Double size bedroom with double, front facing window.



Bathroom

1.98 m x 1.69 m

Rear facing window. Fitted with a white suite comprising of toilet, wash-hand basin and bath with shower fitment above. Wetwall splashback wall tiling. Fitted furniture in a white gloss effect finish providing useful storage cupboards and enclosing the cistern. Heated towel ladder radiator.



Bedroom 2 **3.87 m x 2.93 m**
Double size bedroom with double, front facing window. Recessed area with fitted shelf and hanging rail.



Bedroom 3 **2.76 m x 2.45 m**
An ideal single or child's bedroom with double rear facing window overlooking the garden. Built-in cupboard with fitted shelf and the gas central heating boiler.



OUTSIDE

The garden area to the front of the property has been laid in stone chips for ease of maintenance with a paved path allowing access to the front door. A large garden lies to the rear of the property, which is enclosed making it ideal for those with children and pets. Area laid in grass. A timber decking area provides a super spot for alfresco dining. An enclosed concrete area provides a useful dog run but could be used for off road parking accessed from the lane at the rear of the property.

Workshop

Wooden workshop/garden store with power and lights providing excellent storage.



SERVICES

Mains water, electricity, gas and drainage.

ITEMS INCLUDED

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

Council Tax

The property is currently registered as band A

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

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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