

STEWART & WATSON

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LANLEYDALE, 3 CLIFF TERRACE
BUCKIE, AB56 1LX



Substantial & Spacious Semi-Detached Dwellinghouse

- Sought after area boasting stunning sea views
- Many traditional features. Full D.G & mains gas C.H
- Vestibule, Hallway, Lounge, Sitting Room, Fitted Dining Kitchen
- Utility Room, Store, Shower Room & 4 Bedrooms.
- Large enclosed rear garden. Garage, Workshop & Store.

Offers Over £250,000
Home Report Valuation £250,000

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LANLEYDALE, 3 CLIFF TERRACE, BUCKIE, AB56 1LX

TYPE OF PROPERTY

We offer for sale this traditional semi-detached dwellinghouse, which is situated in a quiet and highly sought after residential area on the upper part of the coastal town of Buckie. Lanleydale occupies a prime elevated site commanding excellent views across the Moray firth from all of the front facing windows. This impressive home boasts many of its traditional features including the pitch pine panelled doors, skirting boards, plaster ceiling cornicing and beautiful staircase which will certainly appeal to those seeking a home with charm and character. The present owners have begun an extensive renovation project on the property and have re-lined and re-insulated most of the internal walls, installed a new heating system, new electrics, installed a quality, modern selection of units and integrated appliances in the dining kitchen and fitted a beautiful new white suite to the shower room. The property will require some finishing and redecoration works to be completed giving any purchaser a blank canvas to put their own stamp on the colours and choosing the floorings they want. Any fitted floorcoverings, curtains, window blinds and light fittings within the property are to be included in the sale price. **Viewing is highly recommended to fully appreciate the spacious accommodation, beautiful period features and stunning views this lovely home offers.**

ACCOMMODATION

Vestibule

Enter through substantial wooden exterior door, with glazed name panel above, into the vestibule. Traditional floor tiling. Traditional panelled door with decorative stained glass inset panels allowing access to the hallway.

Hallway

Enter into the hallway which has doors to the lounge and the dining/sitting room. Small under stair cupboard. The staircase allows access from this area to the first floor accommodation.



Lounge

4.95 m x 4.82 m

Large front facing bay window. Traditional double height



skirtings and plaster ceiling cornice detailing. Open plan to the dining kitchen.





Dining Kitchen

4.16 m x 3.82 m

Large rear facing window. Fitted with a quality, modern selection of base and wall units in a grey and metallic effect finish with marble effect countertops and mid-wall

panelling. Integrated electric hob, 2 ovens, dishwasher, full height fridge and wine cabinet. Sink and drainer unit with mixer tap. Ample space for dining table and chairs.



Sitting/Dining Room**4.15 m x 3.69 m**

Large side facing window. Large understairs cupboard with fitted shelving and housing the electric meter and fuse box. Door to the rear hallway.

**Rear Hallway**

This area has doors to the sitting/dining room and the utility room. Glass panelled exterior door to the rear garden.

Utility Room**3.70 m x 2.71 m**

Side facing window. Fitted with base and wall mounted units. Door to the store.

**Store****2.75 m x 1.28 m**

Rear facing window. Sink and drainer unit with mixer tap. Double fitted base unit. Wall mounted gas central heating boiler. Hot water cylinder.

Staircase

A lovely feature of the hallway is the traditional staircase with wooden banister and spindles, which allows access the mezzanine level, where the staircase splits allowing access to the front and rear landings. The rear landing has doors to the shower room and bedroom 4.

**Front Landing**

The front landing has doors to bedroom 1, bedroom 2, bedroom 3 and the small staircase leaving up to the attic space. Built in under stair cupboard.

**Bedroom 1****5.49 m x 3.70 m**

Spacious double bedroom with large front facing bay window giving stunning views across the Moray Firth, the harbour and along the coast towards Portessie and Strathlene Bay.





Attic Room

Accessed via a small staircase on the front, first floor landing. This area is floored provides excellent storage and may be suitable for development to provide additional accommodation (subject to obtaining the necessary planning consents).

Bedroom 2 4.20 m x 3.22 m

Double bedroom with rear facing window overlooking the rear garden. Built in cupboard with fitted shelving.

Bedroom 3 3.02 m x 2.75 m

Front facing window. Presently used as a dressing room but providing space for use as a child's or small double bedroom.

Bedroom 4 3.68 m x 2.49 m

Double size bedroom with rear facing window overlooking the garden.

Shower Room 2.80 m x 1.93 m

Side facing window. Recently fitted with a new white suite comprising of toilet, countertop wash-hand basin and large

walk-in shower. Wall tiling to dado height and then full height within the shower area. Fitted furniture comprising of a double drawer unit fitted below the wash-hand basin and a co-ordinating unit enclosing the cistern. Heated towel ladder radiator.



OUTSIDE

An enclosed garden lies to the front of the property, which has been laid in stone chips for ease of maintenance. Wooden gates at the side of the property allow access between the front and rear gardens. A large, enclosed garden lies to the rear of the property, with an area laid in grass and an area with mature shrubs. A paved patio area enjoys a generally southerly aspect making it a super spot for alfresco dining.

Garage/Workshop 7.03 m x 4.98 m

Large semi-detached garage with sliding wooden door allowing car access from Linn Avenue. Large window overlooking the rear garden. Fitted workbench. Fireplace. Staircase to the upper floor, which has a large window overlooking the garden. Fireplace. Power and light.

Outbuildings

Attached to the side of the garage is a covered passage, providing useful storage for bins and garden equipment. Workshop with power and light.

At the rear of the property is an outhouse, which is fully tiled and is fitted with a white toilet.



SERVICES

Mains water, electricity, gas and drainage.

ITEMS INCLUDED

Any fitted floorcoverings, curtains, window blinds and light fittings. The integrated kitchen appliances.

Council Tax

The property is currently registered as band E

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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