

# STEWART & WATSON

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**23 ANTON STREET**  
*BUCKIE, AB56 1RD*



### *Traditional Semi-Detached Dwellinghouse*

- Popular residential area of coastal town
- Modernised interior. Full D.G & mains gas C.H
- Hallway, Lounge, Fitted Dining Kitchen
- Bathroom & 3 Bedrooms.
- Enclosed rear garden. Garage & Driveway.

***Offers Over £145,000***  
***Home Report Valuation £145,000***

**[www.stewartwatson.co.uk](http://www.stewartwatson.co.uk)**

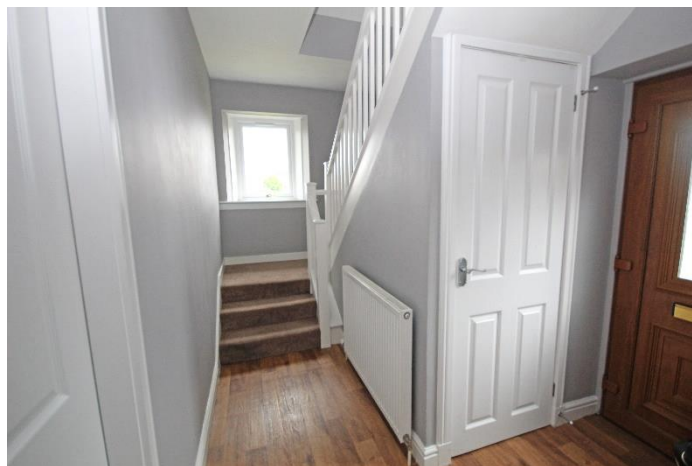
**TYPE OF PROPERTY**

We offer for sale this traditional semi-detached 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, pharmacy, medical centre and 18 hole Buckpool Golf Course with additional, shops, supermarkets and leisure facilities being available within the town centre. This property offers well appointed accommodation over two floors and benefits from full double-glazing, mains gas central heating and modern internal doors. The present owners have decorated the property in fresh neutral tones. Any fitted floorcoverings, curtains and light fittings within the property will remain and are included in the price leaving this property in a move-in condition.

**ACCOMMODATION**

**Hallway**

Enter through glass panelled exterior door into the hallway, which has doors to the lounge and bathroom. Built-in understair cupboard. The staircase allows access from this area to the first floor accommodation.



**Lounge** **4.39 m x 4.18 m**  
Large front facing window. Built-in cupboard with fitted shelving, electric meter and fuse box. Fitted display shelving. Wall mounted pebble effect electric fire. Door to the dining kitchen.



**Dining Kitchen**

**4.15 m x 2.27 m**

Rear facing window overlooking the garden. Fitted with a selection of base and wall mounted units in a walnut effect finish with granite effect countertops. Integrated electric

hob, oven and extractor hood. Sink and drainer unit with mixer tap. Splashback midwall panelling. Wall mounted gas central heating boiler. Glass panelled exterior door giving access to the rear garden.



**Bathroom** **2.68 m x 1.93 m**  
Side and rear facing windows. Fitted with a white suite comprising of toilet, wash-hand basin and a shaped bath

with shower fitment above. Wetwall 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.



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

### Bedroom 1

5.05 m x 3.02 m

Spacious, double size bedroom with large, front facing window. Built-in wardrobe with fitted shelf, hanging rail and light.



**Bedroom 2****3.33 m x 3.18 m**

Double size bedroom with rear facing window. Built-in cupboard with fitted shelf.

**Bedroom 3****3.00 m x 2.32 m**

Rear facing window.

**OUTSIDE**

The property occupies a good size site with garden areas to the front, side and rear. The front garden has been laid mainly in grass with some shrub borders. At the side of the

property a driveway allows access to the garage and provides off road parking space. Enclosed rear garden, enjoying a generally southerly aspect making it a super suntrap during the summer months. The rear garden is mainly laid in grass. Paved patio area. Drying ropes. Outside light and water tap.

**Garage**

Wooden garage with double doors allowing access from the driveway. Door to the rear garden.





**SERVICES**

Mains water, electricity, gas and drainage.

**ITEMS INCLUDED**

Any fitted floorcoverings, curtains, window blinds and light fittings. The integrated kitchen appliance. Wooden garage. **N.B**

**No warranties will be given as to the working order of any of the appliances.**

**Council Tax**

The property is currently registered as band B

**EPC Banding**

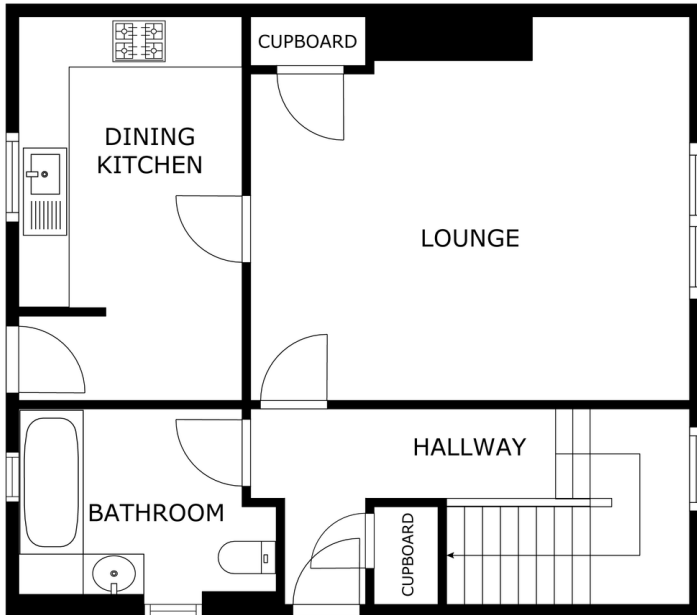
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**Viewing**

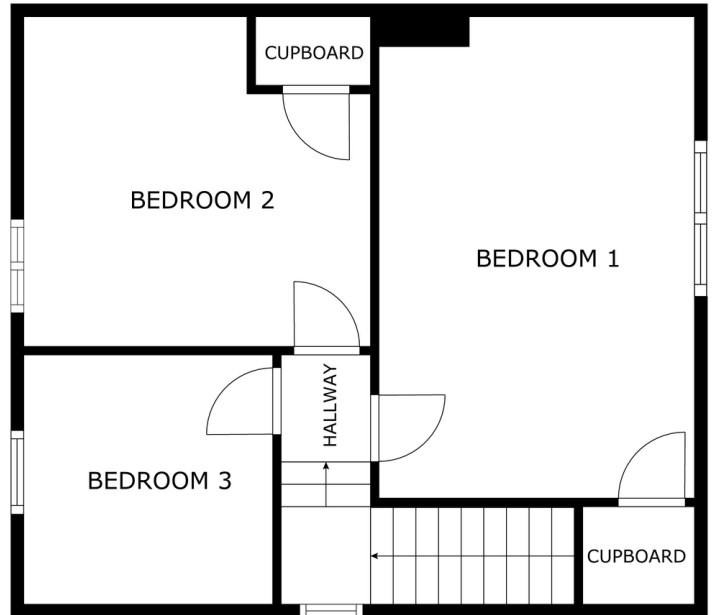
By appointment only which can be arranged by contacting our Buckie Office on 01542 833255

**Email** [buckie.property@stewartwatson.co.uk](mailto:buckie.property@stewartwatson.co.uk)

**Reference** Buckie/CF



**FLOOR 1**



**FLOOR 2**

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

**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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