STEWART & WATSON

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55 EWING CRESCENT

BUCKIE, AB56 1FX



Detached Modern Family Dwellinghouse

- Popular residential development in coastal town
- Spacious accommodation with D.G & mains gas C.H
- Lounge, Fitted Kitchen with Dining Area, Sun Lounge, Utility Room
- Toilet, Bathroom & 3 Double Bedrooms (1 with en-suite)
- Integral Garage. Enclosed rear garden. Off road parking.

Offers Over £259,000

Home Report Valuation £260,000

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55 EWING CRESCENT, BUCKIE, AB56 1FX

TYPE OF PROPERTY

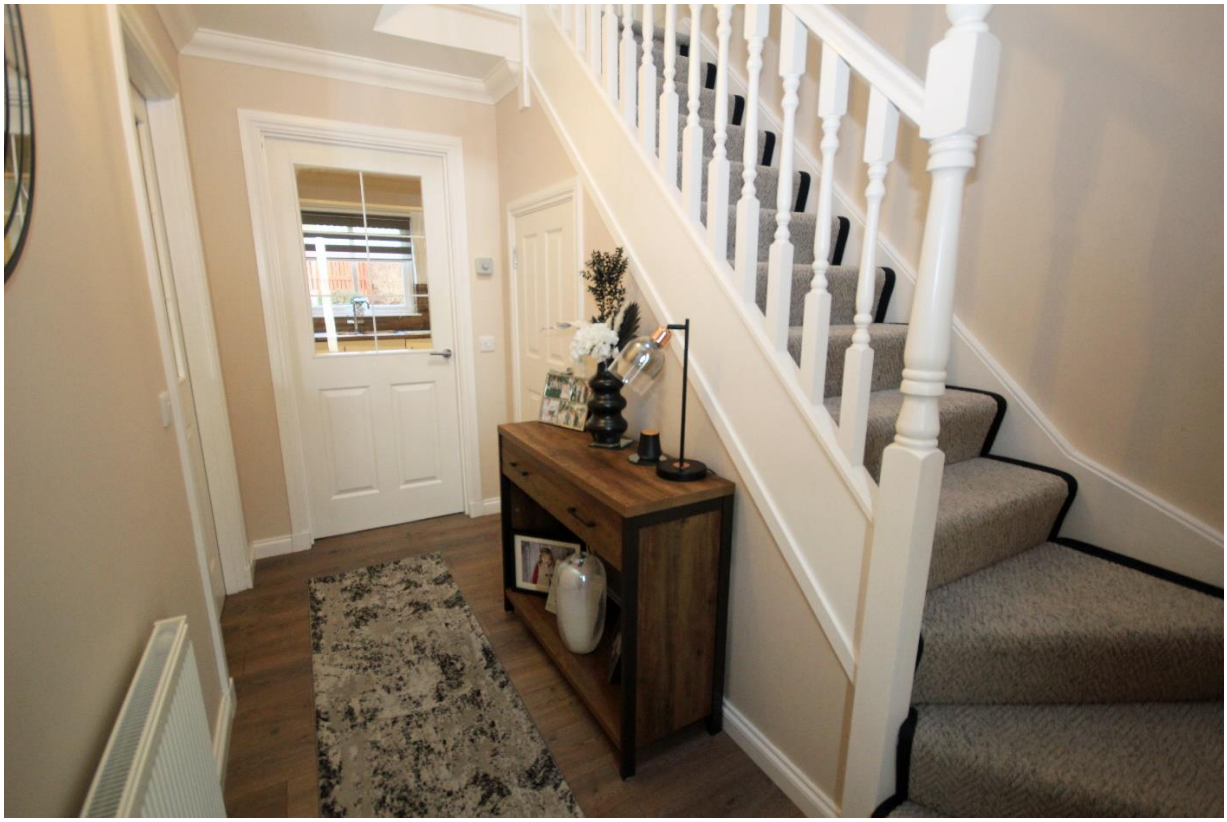
We offer for sale this attractive detached modern family detached dwellinghouse which is situated in a popular residential area of Buckpool on the western side of the coastal town of Buckie. The property is conveniently placed for the local shops, schools, medical centre and Buckpool 18-hole golf course with additional shops, supermarkets and amenities being found in the town centre. This lovely home was completed to a high standard by Springfield in 2012, offering well-appointed family accommodation of spacious, yet manageable proportions over two floors and benefitting from full double-glazing and mains gas central heating. The present owners have presented the property well, it has been tastefully decorated, and all fitted floorcoverings, window blinds and light fittings are to be included in the price leaving this super home in a true move-in condition.

ACCOMMODATION

Hallway

Enter through glass panelled exterior door into the hallway which has doors to the lounge and dining kitchen. Understairs cupboard. The staircase allows access from this area to the first floor accommodation.





Lounge **3.85 m x 3.50 m**

Glass panelled door from the hallway. A spacious room with triple facing window. Open plan to the dining area of the kitchen.







Kitchen/Dining Room **6.28 m x 3.18 m**

Glass panelled door from the hallway. Spacious, open plan kitchen/dining room with double rear facing window overlooking the rear garden. The kitchen area has been fitted with a modern selection of base and wall mounted units in a cream-coloured, gloss effect finish with wood effect countertops and co-ordinating mid wall panelling. Integrated gas hob, electric oven, extractor hood, fridge and dishwasher. Inset one and a half bowl sink and drainer unit with mixer tap. Fitted high level table providing an informal dining space. Open plan to the family sun lounge. Door to the utility room.







Sun Lounge **3.82 m x 2.97 m**
A lovely sun lounge/family room to rear of the property with windows on three sides enjoying views over the rear garden. French doors allowing access to the rear garden.





Utility Room **3.23 m x 1.61 m**
An L-shaped room with double rear facing window. Fitted with a selection of base and wall mounted units in cream coloured, gloss effect finished with wood effect counter tops and midwall panelling. Sink and drainer unit with mixer tap. Pluming for washing machine and space for tumble dryer. Wall mounted gas central heating boiler. Doors to the toilet and integral garage. Glass panelled exterior door giving access to the side of the property.



Toilet **1.93 m x 1.41 m**
Fitted with a white suite comprising of toilet and wash-hand basin. Tiling to dado height. Heated towel ladder radiator.



Staircase
A carpeted staircase with wooden banister and spindles allows access from the entrance hallway to the first-floor accommodation. Front facing Velux style roof window on the staircase. The first-floor landing has doors to the bathroom and all 3 bedrooms. Built in cupboard with fitted shelving. Celling hatch allowing access to the loft space.

Bedroom 1 **4.08 m x 3.28 m**
Spacious, double size bedroom with rear facing window. Double built in wardrobe with sliding doors, fitted shelf and hanging rail. Door to the en-suite shower room.





En-suite **3.22 m x 2.83 m**

Spacious en-suite shower room with two front facing Velux style windows. Fitted with a white suite compromising of toilet, wash-hand basin and large shower cubicle. Fitted with a selection of furniture in a dark coloured, wood effect finish providing useful storage cupboards and enclosing the cistern. Wall tiling within the shower area and to dado height in the remainder of the room. Heated towel ladder radiator.





Bathroom **2.42 m x 2.05 m**

Double rear facing window. Fitted with a white suite comprising of toilet, wash hand and bath with shower fitment above. Fitted furniture in a maple effect finish providing useful storage cupboards and enclosing the cistern. Splashback wall tiling within the bath/shower area and to dado height in the remainder of the room. Heated towel ladder radiator.





Bedroom 2 **4.56 m x 3.14**

Double size bedroom with double, front facing window. Double built-in wardrobe with sliding doors, fitted shelf and hanging rail.



Bedroom 3 **3.53 m x 3.28 m**

Double size bedroom with double, rear facing window. Double built-in wardrobe with sliding doors, fitted shelf and hanging rail.



OUTSIDE

The property occupies a good size site with garden areas surrounding. The front garden has areas laid in grass. A block paved drive allows access to the garage and provides off road parking spaces. A wooden gate and paved path at the side of the property, allows access between the front and rear gardens. An enclosed garden lies to the rear of the property, which has been laid in grass and stone chips. Raised area stocked with mature shrubs. A paved patio area enjoys a generally westerly aspect making it a super suntrap during the summer months. Rotary clothes dryer.



Garage **5.55 m x 3.21 m**

Fully lined integral garage with electric up and over allowing car access from driveway. Power, light and water tap.







SERVICES
Mains water, electricity, gas and drainage.

ITEMS INCLUDED
All fitted floorcoverings, window blinds and light fittings.
The integrated kitchen appliances.

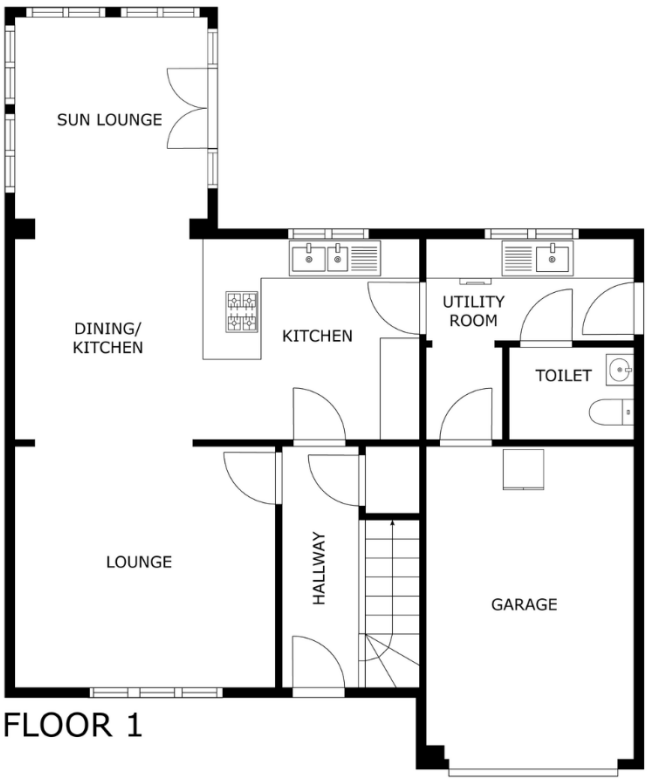
Council Tax
The property is currently registered as band D

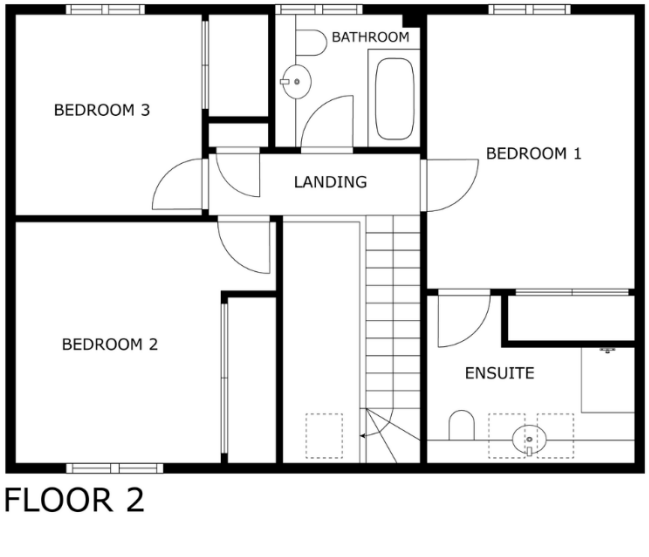
EPC Banding EPC=B

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





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