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7 HOWE OF ENZIE *BY BUCKIE, AB56 5BF*



Detached Bungalow

- Semi-rural cul-de-sac close to Moray Firth Coast
- Single storey accommodation with D.G & oil C.H
- Large Lounge, Dining Room, Fitted Dining Kitchen, Utility
- Bathroom, Office & 3 Bedrooms (1 with en-suite). Loft Space
- Lovely, mature gardens surrounding. Integral Garage. Driveway.

Offers Over £249,000
Home Report Valuation £250,000

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TYPE OF PROPERTY

We offer for sale this traditional detached bungalow which is situated in a sought after semi-rural cul-de-sac approximately 1 mile from the picturesque Moray Firth Coast. The property is close to the small village of Portgordon where there is a village store and Nursery/Primary Schools. The coastal town of Buckie, station town of Keith and the Speyside village of Fochabers are only a short drive away where additional shops, supermarkets, amenities and leisure facilities can be found. Views over farmland can be appreciated from the front facing windows and towards Lossiemouth and the Moray Firth Coast. This home offers spacious, well-appointed accommodation on one level and benefits from double-glazing and oil fired central heating. All fitted floorcoverings, curtains, window blinds and light fittings within the property are included in the price.

ACCOMMODATION

Vestibule

Enter through glass panelled exterior door into the vestibule, which has a glass panelled door to the hallway.

Hallway

Enter into the T-shaped entrance hallway, which has doors to the lounge, dining room, bathroom and all 3 bedrooms. Built-in cupboard with fitted shelving and hatch to the loft space.



Lounge

5.83 m x 4.78 m

Glass panelled door from the hallway. A spacious double aspect room with side facing window and large front facing window. Sandstone fire surround suitable for open fire with tiled hearth and timber mantle.



Dining/Family Room

3.60 m x 3.26 m

Glass panelled door from the hallway with three glazed panels allowing light to pass to the hallway. Patio doors allowing access to the patio area in the rear garden. Glass panelled door to the dining kitchen.



Dining Kitchen

3.60 m x 3.07 m

Double rear facing window. Fitted with a selection of base and wall mounted units in a medium oak effect finish with stone effect countertops. Integrated electric hob, oven and extractor hood. Features of the kitchen include a fitted table, wall mounted cabinets with glass fronts and shelved display area. One and a half bowl sink and drainer unit with mixer tap. Splashback wall tiling. Glass panelled door to the office/study.



Study/Office

2.84 m x 2.16 m

Side facing window. Most recently used as an office/study but providing space for use as a variety of uses and hobbies.

Doors to the dining kitchen, utility room and integral garage.

Utility Room

3.54 m x 2.84 m

A good size utility room with rear facing window. Fitted with a selection of base and wall mounted units providing excellent storage. Floor standing oil fired central heating boiler (installed 2019). Sink and drainer unit. Splashback tiling. Fitted wall shelving. Glass panelled exterior door giving access to the rear garden.



Bathroom

2.99 m x 1.66 m

Fitted with a champagne coloured suite comprising of toilet, wash-hand basin and bath with shower fitment from the bath mixer tap. The wash-hand basin is inset into a vanity unit with double storage cupboard fitted below. Full wall tiling.



Bedroom 1

3.61 m x 3.46 m

Spacious, double size bedroom with double, rear facing window. Double built-in wardrobe with fitted shelf and hanging rail. Door to the en-suite.



En-suite

Rear facing window. Fitted with toilet, wash-hand basin and shower cubicle. Double cupboard fitted below the wash-hand basin.



Bedroom 2

2.98 m x 2.97 m

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



Bedroom 3

2.97 m x 2.35 m

An ideal single or child's bedroom with front facing window.



Loft Space

The main loft space is access via an open ceiling hatch in the hallway cupboard. The loft is mainly floored providing excellent storage space. Power points and lights.

OUTSIDE

The property occupies a generous size site with garden areas surrounding. The front garden has an area laid in grass with some established shrub and flower borders. A covered patio area at the front door enjoys views towards Lossiemouth and the Moray Firth Coast. A lovely garden

lies to the rear of the property, which is enclosed and enjoys a generally southerly aspect making it a super suntrap. The rear garden is mainly laid in grass and is well stocked with an abundance of colourful shrubs, trees and perennial plants. A paved patio area provides a sheltered spot for alfresco dining. Two wooden garden stores. A tarred driveway allows access to the garage and provides off road parking.

Garage

5.52 m x 3.02 m

Integral garage with door from the office/study. Up and over door allowing car access from the driveway. Side facing window. Power points and light. Ceiling hatch with pull down ladder allowing access to the loft space.



The view from the front garden towards Lossiemouth





SERVICES

Mains water and electricity. Drainage is to shared septic tank.

ITEMS INCLUDED

All fitted floorcoverings, curtains, window blinds and light fittings. The integrated kitchen appliances. Wooden sheds.

Council Tax

The property is currently registered as band E

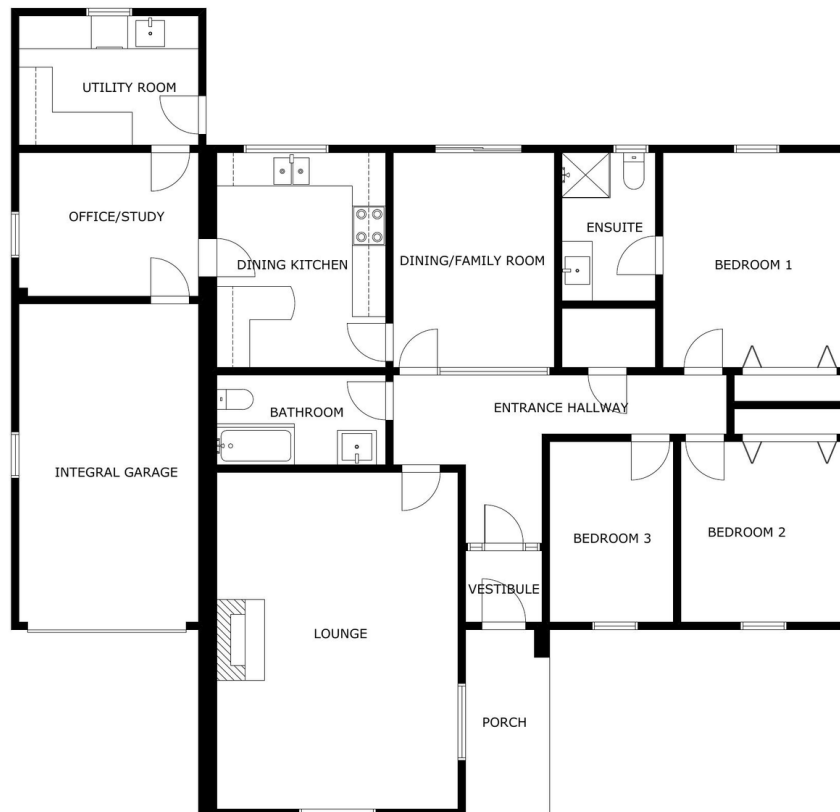
EPC Banding EPC=E

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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