

STEWART & WATSON

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2 WALLACE AVENUE
BUCKIE, AB56 1NJ



Semi-Detached Dwellinghouse

- Popular residential area close to town centre, shops & schools
- Modernised & upgraded home with full D.G & gas C.H
- Hallway, Lounge, Fitted Kitchen, Dining Area
- Shower Room & 2 Double Bedrooms.
- Front & side gardens. Large enclosed rear garden. Workshop

Offers Over £150,000
Home Report Valuation £150,000

www.stewartwatson.co.uk

2 WALLACE AVENUE, BUCKIE, AB56 1NJ

TYPE OF PROPERTY

We offer for sale this attractive semi-detached dwellinghouse, which is situated in a popular residential area of the coastal town of Buckie. The property is conveniently placed for the town centre shops, supermarkets and schools making it ideal for those with family. This home offers spacious, well-appointed accommodation over two levels, and benefits from full double-glazing and mains gas central heating. The property has been upgraded over recent years with a modern selection of units with integrated appliances fitted in the kitchen, a new white suite in the shower room and new internal doors and finishings. The present owners have presented the property well, it has been freshly decorated in neutral tones. All fitted floorcoverings, window blinds and light fittings are to be included in the price, leaving this home in a move in condition.

ACCOMMODATION

Entrance

Enter through glass panelled exterior door into the hallway, which has a door to the lounge. Side facing window. The

staircase gives access from this area to the first floor accommodation.



Lounge

4.24 m x 4.00 m

Spacious room with large front facing window. Recessed alcove with fitted book/display shelving and cupboard below housing the electric meter and fuse box. Door to the kitchen.



Kitchen

2.96 m x 2.85 m

Rear facing window overlooking the garden. Fitted with a modern selection of base and wall mounted units in a grey coloured matt finish with slate effect countertops and tile

effect splashback panelling. Integrated electric hob, oven, extractor hood, fridge freezer and washing machine. Open to the dining area.

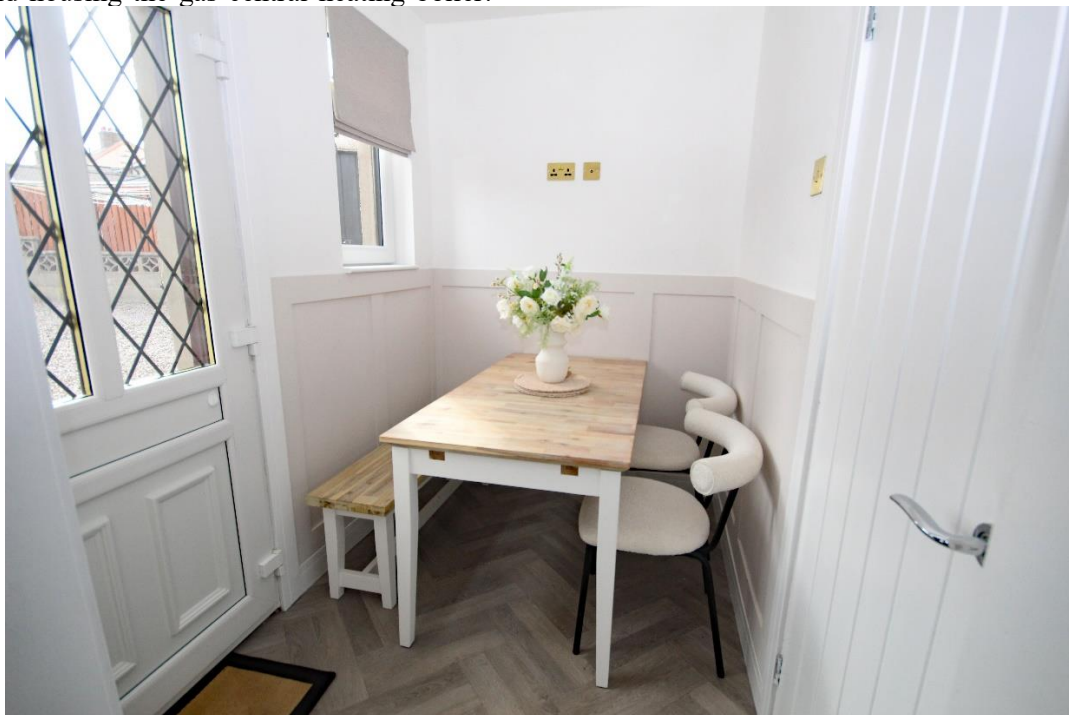


Dining Area

2.33 m x 1.65 m

Rear facing window. Large walk-in cupboard providing useful storage and housing the gas central heating boiler.

Glass panelled exterior door giving access to the rear garden.



Staircase

A carpeted staircase with wooden banister allows access from the entrance hallway to the first floor accommodation. The first floor landing has a side facing window and doors to the shower room and both bedrooms. Ceiling hatch allowing access to the loft space.



Bedroom 1

4.46 m x 3.64 m

Spacious, double size bedroom with double facing window. Built-in wardrobe with fitted shelving and hanging rail.



Bedroom 2

3.48 m x 3.06 m

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



Shower Room

2.10 m x 1.78 m

Rear facing window. Fitted with a white suite comprising of toilet, wash-hand basin and walk-in shower. Fitted furniture in a white gloss effect finish providing useful

storage cupboards and enclosing the cistern. Full wall tiling. Heated towel ladder radiator.



OUTSIDE

The property occupies a generous site with garden areas to the front, side and rear. The front garden has been laid in paving slabs with a large area to the side which has been laid in stone chips for ease of maintenance. The garden area to the side provides excellent potential for possible extension (subject to obtaining the necessary planning consents). A large garden lies to the rear of the property, which is enclosed making it ideal for those with children and pets. The rear garden has an area laid in grass, stone chips and a paved patio area, which enjoys a generally southerly aspect making it a super suntrap.



Workshop/Store

Garden store with double window overlooking the rear garden.





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 A

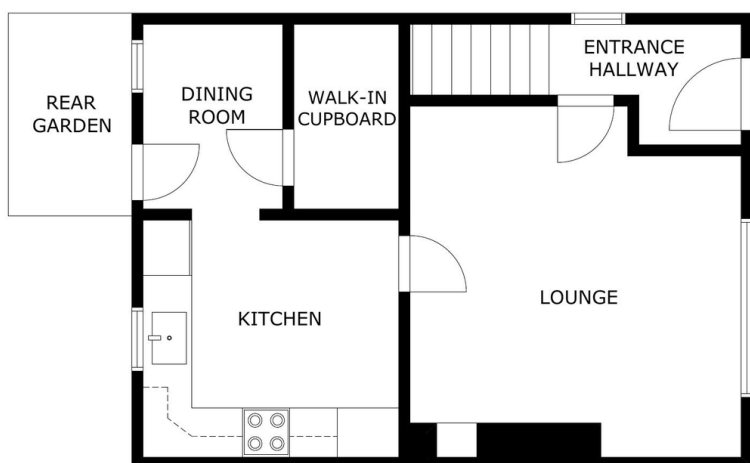
EPC Banding EPC=C

Viewing

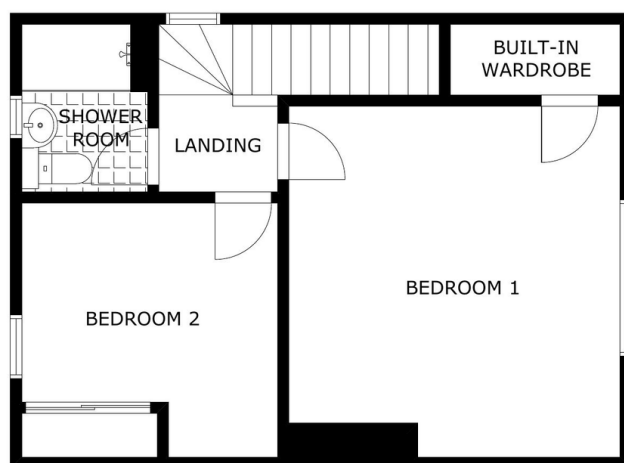
By appointment only which can be arranged by contacting our Buckie Office on 01542 833255

Email buckie.property@stewartwatson.co.uk

Reference Buckie/CF



FLOOR 1



FLOOR 2

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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