

STEWART & WATSON

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BRAEHEAD, 5 MARCHMONT CRESCENT
BUCKIE, AB56 4BX



Substantial & Spacious Detached Family Dwellinghouse

- Residential cul-de-sac giving views towards the harbour & Moray Firth
- Many traditional features. D.G, oil C.H & 2 multi-fuel stoves
- Vestibule, Hallway, Lounge, Sitting Room, Dining Kitchen,
- Utility Room, Toilet, Bathroom, Office & 3 Bedrooms.
- Enclosed Front & Rear Gardens. Shed, Driveway & Garage.

Offers Over £250,000
Home Report Valuation £255,000

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BRAEHEAD, 5 MARCHMONT CRESCENT, BUCKIE, AB56 4BX

TYPE OF PROPERTY

We offer for sale this substantial detached dwellinghouse, which occupies an elevated position within a popular cul-de-sac on the eastern fringe of the coastal town of Buckie. Lovely views over the harbour and Moray Firth towards the Caithness Hills can be appreciated from the front facing windows in the property. Braehead offers spacious accommodation over two floors and benefits from full double-glazing, oil fired central heating and 2 multi-fuel stoves. The property has been upgraded over the years, but many of the traditional features have been retained including the panelled interior doors, beautiful staircase and fire surrounds which will certainly appeal to those seeking a home with charm and character. All fitted floor coverings, curtains, window blinds and light fittings are to be included in the sale price.

ACCOMMODATION

Vestibule

Enter through glass panelled exterior door with glazed name panel above into the vestibule. Traditional floor tiling. Panelled internal door with decorative stained-glass

panel and stained-glass panels at either side allowing access to the hallway.

Hallway

Enter into the hallway, which has doors to the lounge, sitting room and rear hallway. Built-in under stair cupboard. The staircase gives access from this area to the first-floor accommodation



Lounge

6.25 m x 3.88 m

Spacious room with front facing bay window. Traditional wooden fire surround with multi-fuel stove set on a slate

hearth. Recessed display alcoves at either side of the fireplace each with double cupboards below.





Sitting Room

5.95 m x 3.90 m

Spacious room with front facing bay window. Traditional wooden fire surround with multi-fuel stove, set on a slate hearth. Built-in cupboard with fitted shelving. Built-in cupboard with glass fronted display cabinet and a storage cupboard below.



Inner & Rear Hallway

The rear hallway has doors to the hallway, dining kitchen, cloakroom toilet and the utility room. Glass panelled exterior door giving access to the rear garden.

Dining Kitchen

4.23 m x 3.48 m

Windows on either side of the room. Fitted with a selection of base and wall mounted units in a maple effect, shaker

style finish with marble effect countertops. Integrated electric hob, oven, extractor hood, fridge and dishwasher. One and a half bowl sink and drainer unit with mixer tap.



Splashback wall tiling. Fitted table providing an informal dining space. Built-in cupboard with fitted shelving.



Utility Room

2.79 m x 1.92 m

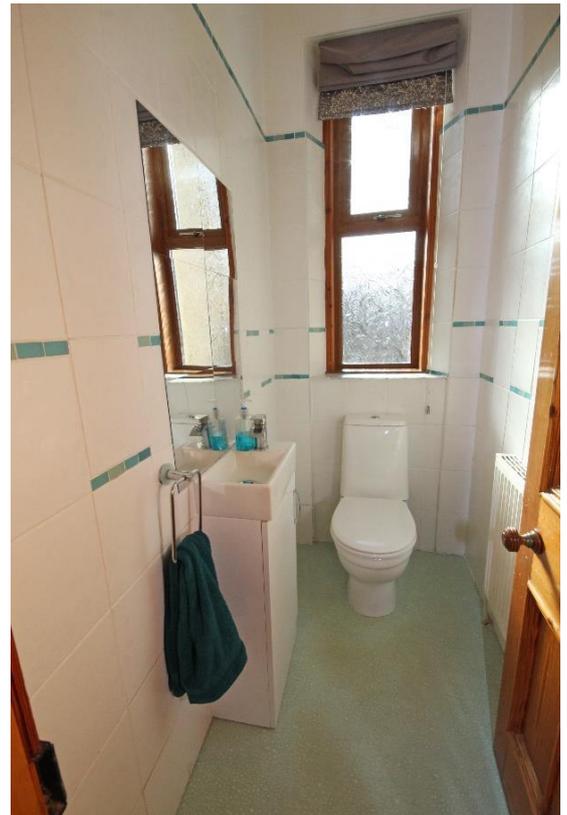
Rear facing window. Double, wash sinks. Fitted shelving. Floor standing oil fired central heating boiler.



Cloakroom Toilet

1.80 m x 1.05 m

Side facing window. Fitted with white toilet and wash-hand basin with cupboard below. Full wall tiling.



Staircase

A lovely feature of the hallway is the traditional staircase with wooden banister and spindles which gives access to a mezzanine floor and then splits allowing access to the front and rear landings. The front landing has doors to bedroom 1, bedroom 2 and the office. Ceiling hatch allowing access to the loft space. **The first floor accommodation has some coombed ceilings and measurements are given at the widest points.**



Office/Boxroom

3.00 m x 1.69 m

Front facing window. Providing space for an office, study, dressing room or as a nursery/childs bedroom.

Bedroom 1

5.30 m x 3.90 m

Spacious, double bedroom with large front facing bay window. Traditional wooden fire surround with tiled backing and fireplace. Built-in cupboards at either side of the fireplace each with fitted shelving and hooks.





Bedroom 2

6.30 m x 3.88 m

Spacious, double bedroom with front facing bay window. Fitted bedroom furniture providing double wardrobes, cupboards and storage drawers. Traditional wooden fire surround with tiled backing and fireplace. Built in cupboards at either side of the fireplace each with fitted shelving and hooks.



Rear Landing

Side facing window. Doors to bedroom 3 and the bathroom. Space for a small study/sitting area. Built in cupboard with fitted shelving. Electric meter and fuse box.



Bathroom

2.18 m x 2.06 m

Side facing window. Fitted with a white suite comprising of toilet, wash-hand basin, bath and offset corner shower cubicle. Fitted furniture in a pale blue coloured finish providing useful storage and enclosing the cistern. Wall and floor tiling. Traditional style radiator with towel rail.

Bedroom 3

4.46 m x 2.28 m

Double size bedroom with side and rear facing windows. Recessed area with fitted shelving. Wooden fire surround. Ceiling hatch allowing access to the loft space.

OUTSIDE

The property occupies a generous site with enclosed gardens to the front and rear. The front garden has been laid in stone chips for ease of maintenance with some mature shrubs. A tarred drive at the side of the property allows access to the garage and provides off road parking spaces. A large garden lies to the rear of the property, which is enclosed and mainly laid in grass making it ideal for those with children and pets. The rear garden enjoys a generally southerly aspect making it a super suntrap during the summer months. A paved area ideal space for al fresco dining. Block built workshop/garden store.

Garage

Block built garage with sectional door allowing car access from the driveway at the front of the property. Power points. Side door to the rear garden.





The view towards the harbour and Moray Firth which can be appreciated from the front facing first floor windows.

SERVICES

Mains water, electricity and drainage.

ITEMS INCLUDED

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

Council Tax

The property is currently registered as band E

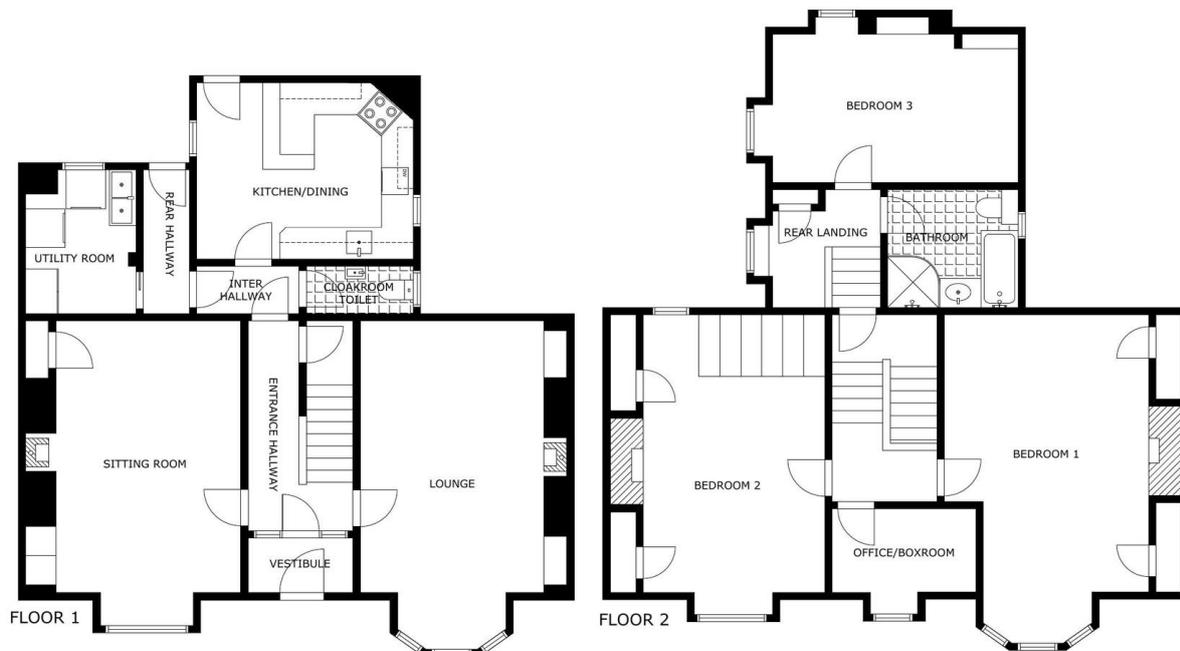
EPC Banding EPC=E

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



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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