

STEWART & WATSON

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12 PRINGLE COURT
BUCKIE, AB56 1RZ



First Floor Flat

- Popular central location close to shops & schools
- Full D.G & mains gas C.H.
- Communal Entrance, Hallway, Lounge with Dining Area
- Fitted Kitchen, Bathroom & Bedroom. Storage cupboards.
- Communal Car Park & Bin Store

Offers Over £65,000

Home Report Valuation £65,000

www.stewartwatson.co.uk

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TYPE OF PROPERTY

We offer for sale this first floor flat, which forms part of a conversion of a former school, in the popular coastal town of Buckie. The property is conveniently placed for the town centre, shops, supermarkets, amenities and leisure centre. This flat offers spacious accommodation, it has been upgraded and modernised over recent years and benefits from full double glazing and mains gas central heating. A modern selection of units and integrated appliances has been fitted in the kitchen a new white suite fitted in the bathroom. All fitted floor coverings and light fittings are to be included in the sale price.

ACCOMMODATION

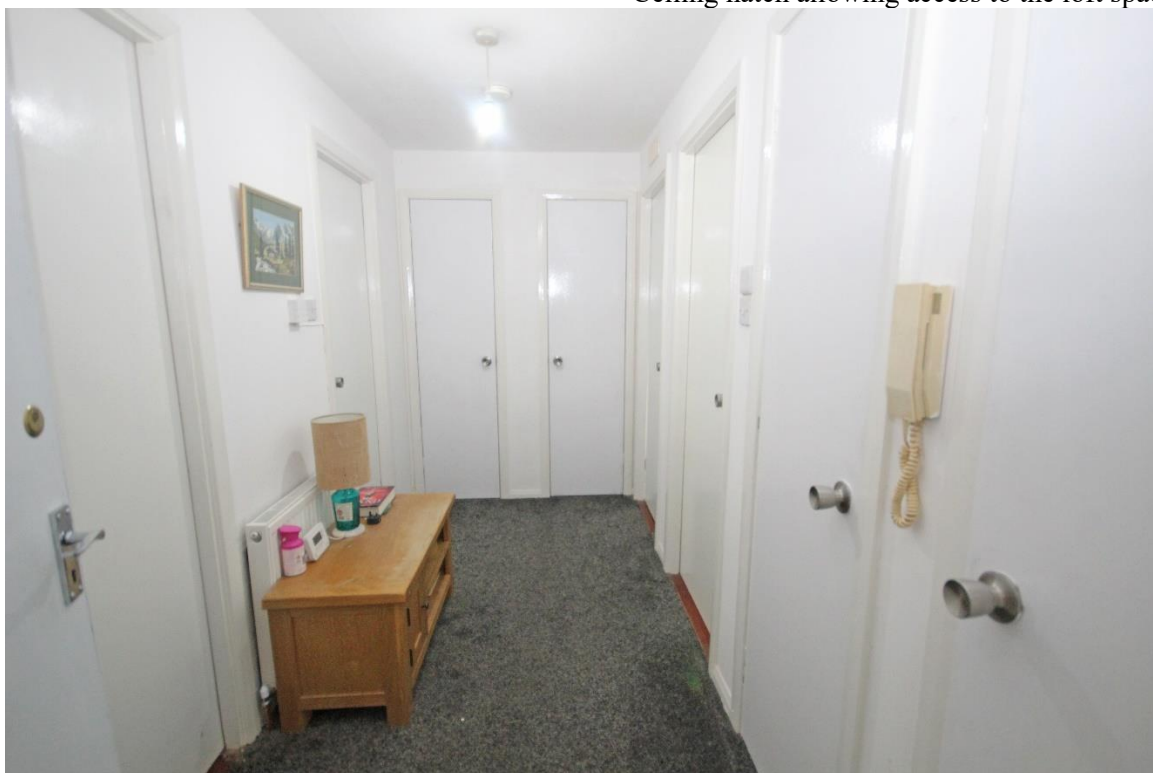
Communal Entrance

Enter through wooden exterior door on South Pringle Street into the communal entrance area, which is shared by the 3 flats in this block. Front facing window. Wooden exterior door giving access to the communal car park at the rear of the building.



Hallway

Enter through wooden door from the communal entrance into the hallway, which has doors to all of the accommodation. Built-in cupboard with coat hooks and the fuse box. Two built-in cupboards with fitted shelving. Built-in cupboard housing the gas central heating boiler. Ceiling hatch allowing access to the loft space.



Lounge

5.12 m x 3.33 m

An L-shaped room providing space for use as a lounge with dining area (presently used as a bedroom). Rear facing

window overlooking the rear car park. Two recessed areas with timber wall linings and double cupboards fitted below.





Dining Kitchen

3.41 m x 2.29 m

Rear facing window. Fitted with a modern selection of base and wall mounted units in a grey coloured finish with modern, grey wood effect countertops and midwall panelling. Integrated electric hob, oven and extractor hood. Inset sink and drainer unit with mixer tap.



Bathroom

3.13 m x 1.60 m

Fitted with a white suite comprising of toilet, wash-hand basin and bath with shower fitment from the bath mixer tap. Double cupboard in a white gloss effect finish fitted below the wash-hand basin. Wetwall panelling to dado height and full height within the bath/shower area. Heated towel ladder radiator.



Bedroom 1

4.65 m x 3.08 m

Spacious, double size bedroom (presently used as a lounge) with front facing window. Recessed area with fitted shelving.



OUTSIDE

Communal car park and bin storage area.



SERVICES

Mains water, electricity, gas and drainage.

ITEMS INCLUDED

All fitted floor coverings and light fittings. The integrated kitchen appliances.

Council Tax

The property is registered as band A

EPC Banding

EPC= C

Viewing

Contact our Buckie Office on 01542 833255 to see the virtual tour or to arrange a viewing appointment.

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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