

# STEWART & WATSON

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**15B EAST CATHCART STREET**  
**BUCKIE, AB56 1PJ**



## *Semi-Detached Bungalow*

- Central location close to town centre shops & schools
- Completed 2017. D.G & hybrid air source/gas C.H system
- Hallway, Lounge, Fitted Dining Kitchen
- Shower Room & 2 Double Bedrooms (built-in wardrobes).
- Front garden. Driveway. Enclosed rear garden.

***Offers Over £155,000***  
***Home Report Valuation £160,000***

**[www.stewartwatson.co.uk](http://www.stewartwatson.co.uk)**

### TYPE OF PROPERTY

We offer for sale this attractive semi-detached bungalow, which is situated centrally in the popular coastal town of Buckie. The bungalow was completed in 2017 and is conveniently placed for the town centre shops, supermarkets, schools and amenities. This home offers spacious, well-appointed single storey accommodation and benefits from full double-glazing and a hybrid, air source heat pump/mains gas central heating system. All fitted floor coverings, window blinds and light fittings will remain and are included in the price.

### ACCOMMODATION

#### Hallway

Enter through exterior door into the hallway, which has doors to all of the accommodation. Built-in cupboard housing the central heating boiler. Ceiling hatch allowing access to the loft space.



#### Lounge

4.38 m x 3.37 m

Glass panelled door from the hallway. Spacious room with double, front facing window.



#### Dining Kitchen

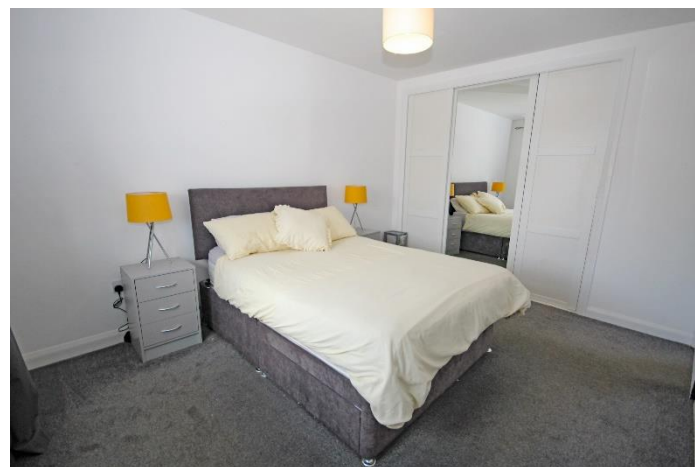
3.32 m x 2.54 m

Double front facing window. Fitted with a modern selection of base and wall mounted units in a white, high gloss finish with granite effect countertops and up-stands.

Integrated electric hob, oven, extractor hood, dishwasher and fridge freezer. Inset one and a half bowl sink and drainer unit with mixer tap.



**Bedroom 1** **3.90 m x 3.10 m**  
Double bedroom with rear facing window. Triple built-in wardrobe with sliding doors, fitted shelving and hanging rail.

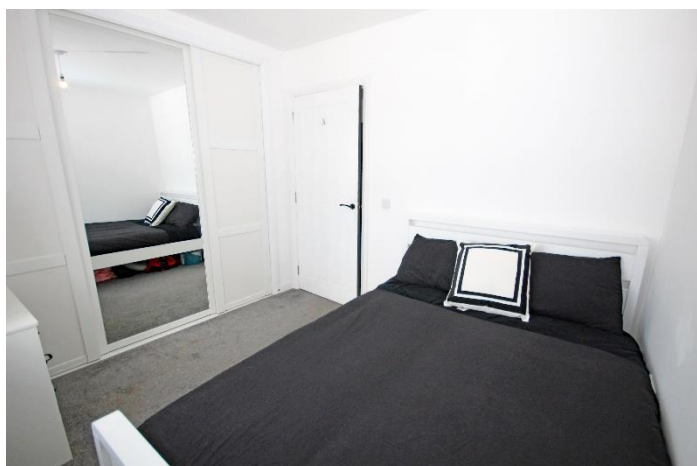


**Shower Room** **2.17 m x 2.15 m**  
Side facing window. Fitted with a white suite comprising of toilet, wash-hand basin and large shower cubicle.

Double drawer unit fitted below the wash-hand basin. Wet wall splashback panelling. Heated towel ladder radiator.



**Bedroom 2** **2.99 m x 2.70 m**  
 Double bedroom with rear facing window. Triple built-in wardrobe with sliding doors, fitted shelving and hanging rail.



property a tarred driveway provides off road parking. A good size garden lies to the rear of the property, which is enclosed and laid in stone chips for ease of maintenance with a raised timber decking area providing a super spot for alfresco dining. Rotary clothes dryer. Exterior 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 C

**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](mailto:buckie.property@stewartwatson.co.uk)

**Reference** Buckie/CF

**OUTSIDE**

The property is set back off the road with the garden area to the front being laid in stone chips. At the side of the

*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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