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7 CATHCART GROVE BUCKIE, AB56 1LA



Detached Bungalow

- Residential cul-de-sac in central location of coastal town
- Modernised accommodation with D.G & mains gas C.H
- Vestibule, Hallway, Lounge, Sitting/Family Room, Dining Kitchen
- Utility Room, Bathroom & 2 Double Bedrooms.
- Enclosed rear garden. Summerhouse & Shed. Off road parking.

Offers Over £190,000
Home Report Valuation £190,000

www.stewartwatson.co.uk

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TYPE OF PROPERTY

We offer for sale this detached bungalow which is situated within a popular residential cul-de-sac in the coastal town of Buckie. The property is situated centrally within the town and is conveniently placed for the local shops, supermarkets, schools and leisure facilities. This property offers spacious, well appointed single storey accommodation, it has been upgraded and modernised over recent years and benefits from full double-glazed windows and exterior doors, mains gas central heating and quality oak panelled internal doors. The present owner has presented the property well and it has been decorated in neutral tones. All fitted floorcoverings, curtains, window blinds and light fittings are to be included in the price.

ACCOMMODATION

Vestibule

Enter through glass panelled exterior door into the vestibule. Glass panelled door to the hallway.

Hallway

Enter into the hallway, which has doors to the lounge, dining kitchen, shower room and both bedrooms. Two built-in cupboards with fitted shelving (one housing the electric meter and fuse box).



Lounge

4.96 m x 4.47 m

Spacious room with front facing bay window. Recessed alcove with fitted book/display shelving.



Bedroom 1

3.75 m x 3.75 m

Double size bedroom with front facing window. Two double built-in wardrobes with sliding doors, fitted shelving and hanging rails.



Shower Room

2.12 m x 2.03 m

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

storage cupboards, drawers and display areas. Wet wall panelling within the shower cubicle. Wall tiling to dado height in the remainder of the room.



Bedroom 2

4.70 m x 3.17 m

Double size bedroom with rear facing window. Two double built-in wardrobes with sliding doors, fitted shelving and hanging rails.



Dining Kitchen

3.46 m x 3.16 m

Rear facing window overlooking the rear garden. Fitted with a selection of units in a beech effect finish with slate effect countertops. Integrated electric hob, double oven and

extractor hood. Round bowl sink and drainer. Splashback wall tiling. Wall mounted gas central heating boiler. Door to the rear hallway.



Rear Hallway

This area has doors to the dining kitchen, utility room and sitting/family room. Glass panelled exterior door giving access to the rear garden.

Utility Room

2.71 m x 1.49 m

Rear facing window. Fitted base and wall mounted units in a beech effect finish. Fitted countertop with space below for washing machine and tumble dryer.

Sitting/Family Room

4.78 m x 2.60 m

Double aspect room with front and side facing windows. Presently used as a family sitting room but providing space for use as an office, games room or perhaps as an additional bedroom if required.



OUTSIDE

The property occupies a generous size site with garden areas surrounding. The garden to the front has been laid mainly in stone chips with some established shrub and perennial borders. A tarred driveway provides off road parking. An enclosed garden lies to the rear of the property, which has areas laid in grass and stone chips with some shrub borders. A paved patio provides a super spot for alfresco dining and enjoying views over the rear garden. A retractable cover provides shade to the patio area. Outside light, water tap and drying poles. Wooden summerhouse and garden shed.





SERVICES

Mains water, electricity, gas and drainage.

ITEMS INCLUDED

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

Council Tax The property is currently registered as band D

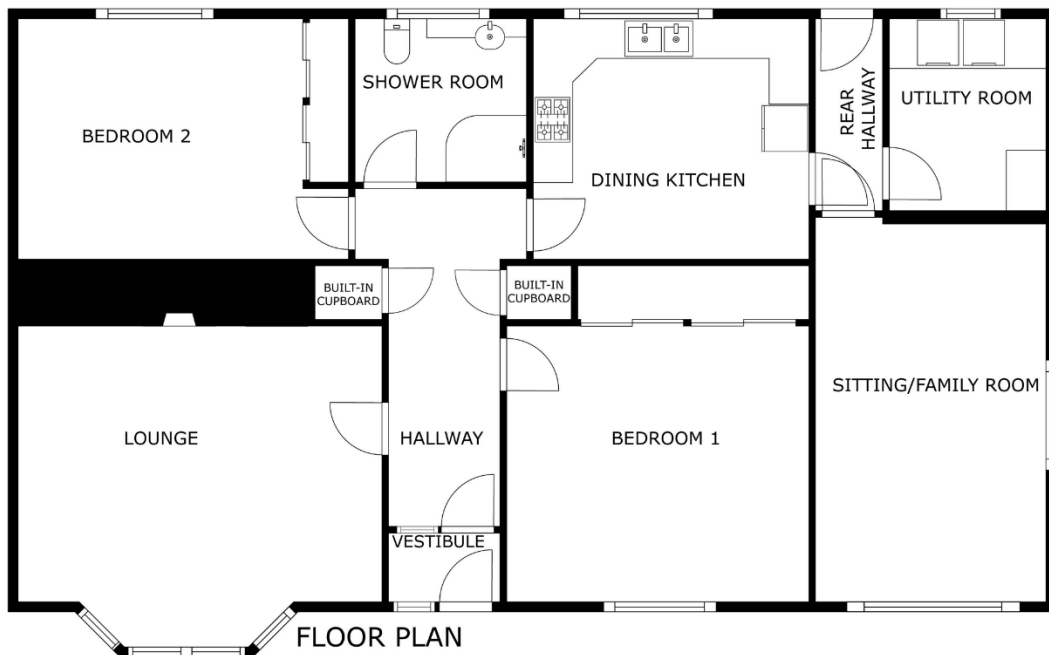
EPC Banding EPC=C

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



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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