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9 MAUD VIEW
BUCKIE, AB56 1LW



Detached Modern Bungalow

- Spacious home in popular area close to shops & schools
- D.G, mains gas C.H & PV solar panels. Move-in condition.
- Lounge, Dining/Family Room, Fitted Kitchen with Dining Area
- Utility Room, Bathroom & 4 Bedrooms (1 with en-suite)
- Enclosed rear garden. Off road parking spaces. Wooden shed.

Offers Over £320,000
Home Report Valuation £325,000

www.stewartwatson.co.uk

9 MAUD VIEW, BUCKIE, AB56 1LW

TYPE OF PROPERTY

We offer for sale this detached modern bungalow which is situated within a sought-after residential area of the coastal town of Buckie. The property is conveniently placed for the local schools with shops, supermarkets, amenities and leisure facilities all being available within the town. This bungalow offers spacious, well-appointed accommodation on one level and benefits from full double-glazing, mains gas central heating (new boiler installed 2020) and PV solar panels. A modern selection of units and integrated appliances have recently been fitted in the dining kitchen and utility room and new oak internal doors have also been fitted. The present owners have presented the property well, it has been tastefully decorated in neutral tones. All fitted floorcoverings, curtains, window blinds and light fittings are to be included, leaving this home in a move in condition.

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/family room, bathroom and all 4 bedrooms. Built-in cupboard with fitted shelf, hooks, electric meter and fuse box. Ceiling hatch allowing access to the loft space (the inverter for the PV solar panels is located within the loft space).



Lounge

4.85 m x 4.55 m

Glass panelled door from the hallway. A spacious room with large, front facing window. Modern, media wall with

space for large TV with recessed, illuminated display areas at either side.





Dining/Family Room 4.26 m x 2.91 m
 Glass panelled door from the hallway. Side facing window. Presently used as a home office but providing ample space for use as a dining room or family/sitting room. Double, glass panelled doors to the dining area of the kitchen.



Dining Kitchen 5.36 m x 3.58 m
 Open plan kitchen, dining room with double rear facing window and patio doors giving access to the patio area in the rear garden. The kitchen area recently been fitted with a modern selection of base and wall mounted units in a pale

grey coloured, shaker style finish with marble effect countertops and upstands. Integrated induction hob, double oven, extractor hood and dishwasher. One and a half bowl sink with mixer tap. Features of the kitchen include deep pan drawers, two wall mounted cabinets with glass display fronts, bottle rack and a breakfast bar providing an informal dining space. Glass panelled doors to the utility room and hallway and double, glass panelled doors to the dining/family room.





Utility Room

3.96 m x 1.70 m

Double, side facing window. Recently fitted with a modern selection of base and wall mounted units in a pale grey coloured, shaker style finish with marble effect countertops and upstands. One and a half bowl sink and drainer unit with mixer tap. Built-in cupboard with fitted shelving and the gas central heating boiler (new boiler installed 2020). Glass panelled exterior door to the rear garden.



Bedroom 1

4.71 m x 2.97 m

Spacious, double size bedroom with double, front facing window. Triple built-in wardrobe with sliding mirror doors, fitted shelf and hanging rail. Door to the en-suite.



En-suite

2.04 m x 1.13 m

Side facing window. Fitted with a white suite comprising of toilet, wash-hand basin and shower cubicle. Drawer unit in a white gloss finish fitted below the wash-hand basin. Wetwall panelling within the shower area and to dado height in the remainder of the room.



Bedroom 2

3.76 m x 2.96 m

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



Bedroom 3

3.24 m x 2.92 m

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



Bathroom

3.00 m x 2.86 m

Rear facing window. Fitted with a modern white suite comprising of toilet, wash-hand basin, double end bathtub and a walk-in shower cubicle. Wetwall panelling within the shower area and to dado height in the remainder of the room. Fitted furniture in a grey, wood effect finish providing storage cupboards, drawer unit and enclosing the cistern. Illuminated wall mirror. Heated towel ladder radiator.



Bedroom 4 **2.92 m x 2.77 m**
 Double rear facing window. Double built-in wardrobe with sliding mirror doors, fitted shelf and hanging rail.

super spot for alfresco dining. Rotary clothes dryer. Outside lighting and water tap. Wooden garden shed.



OUTSIDE

The property occupies a good size site with garden areas surrounding. The front garden has been laid in grass with a paved path allowing access to the front door. Paths allow access at either side of the property between the front and rear gardens. A block paved driveway at the side of the property provides off road parking spaces. An enclosed garden lies to the rear of the property and enjoys a generally westerly aspect making it a super suntrap during the summer months. The rear garden is mainly laid in grass with some shrub borders. A paved patio area provides a





SERVICES

Mains water, electric, gas and drainage. PV solar panels.

ITEMS INCLUDED

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

Council Tax

The property is currently registered as band E

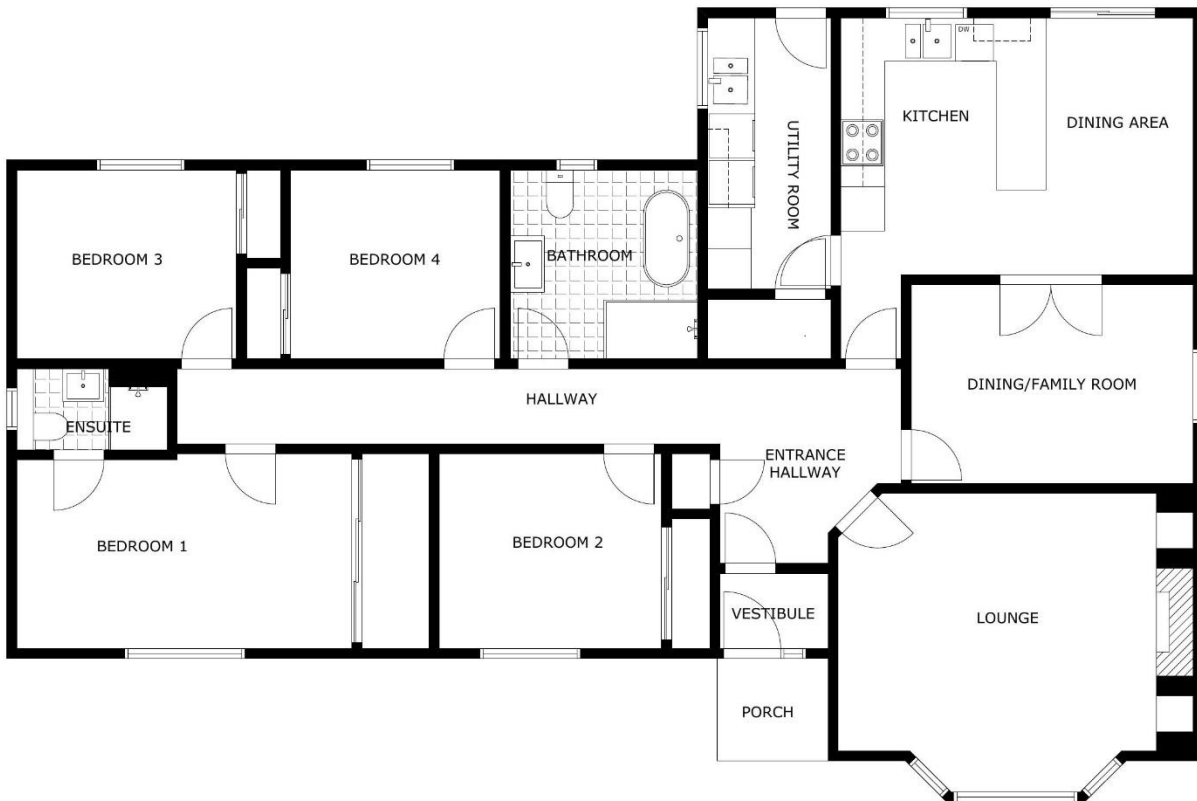
EPC Banding EPC=C

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



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