

STEWART & WATSON

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53 HIGH STREET
BUCKIE, AB56 1AT



Traditional End Terrace Dwellinghouse

- Central location close to shops, schools & leisure centre
- Spacious home with D.G, mains gas C.H & multi-fuel stove
- Lounge, Dining Room, Fitted Kitchen, Conservatory
- Office, Toilet Bathroom & 4 Double Bedrooms.
- Large enclosed rear garden. Workshop, Summerhouse & Store

Offers Over £245,000

Home Report Valuation £250,000

www.stewartwatson.co.uk

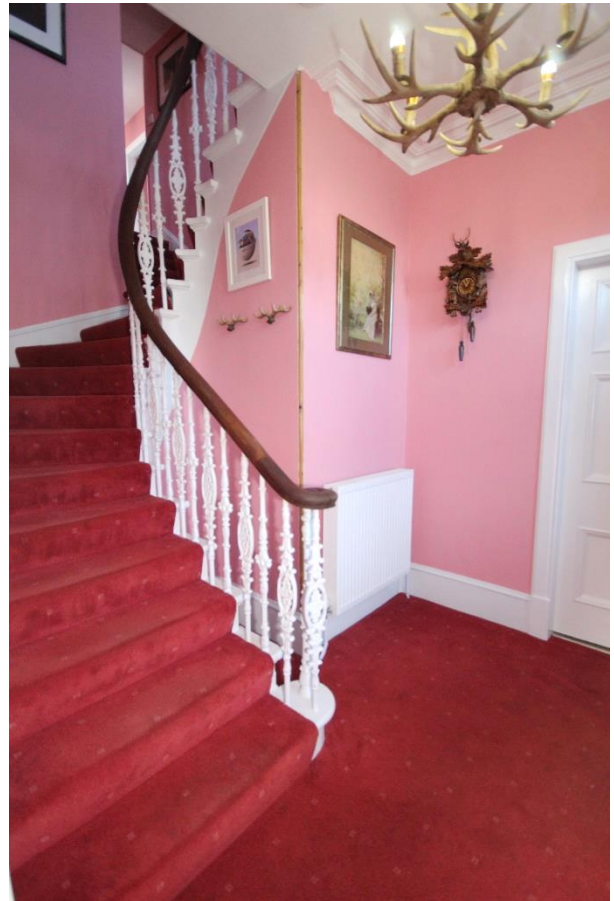
TYPE OF PROPERTY

We offer for sale this traditional semi-detached dwellinghouse, which is situated centrally in the popular coastal town of Buckie. The property is conveniently placed for the town centre shops, supermarkets, schools, medical centre and leisure facilities making it ideal for those with family. This home offers spacious, well appointed accommodation over two floors, it has been upgraded and modernised over the years and benefits from double-glazing, mains gas central heating (new boiler installed 2026) and a multi-fuel stove. Many traditional features within the property have been retained including the panelled internal doors, plaster ceiling detailing and a beautiful, sweeping split-level staircase. All fitted floorcoverings, window blinds and light fittings are to be included in the price.

ACCOMMODATION

Hallway

Enter through substantial wooden exterior door with stained glass panels at either side and a stained-glass number panel above into the entrance hallway, which has doors to sitting room/bedroom 4 and the dining room. The staircase gives access from this area to the first floor accommodation.



Sitting Room/Bedroom 4

5.76 m x 3.57 m

Spacious room with double front facing window. This room is presently used as a family sitting room but provides ample space for use as a ground floor double size bedroom if required. Tiled fireplace and hearth. Built in cupboard with fitted shelving.





Dining Room

5.46 m x 2.86 m

Double front facing window. Recessed display alcove with double cupboard below. Open plan to the lounge. Doors to the entrance hallway, rear hallway and the office/study.



Lounge

5.50 m x 3.48 m

Rear facing window and 2 front facing windows. Recessed fireplace with multi fuel stove set on a polished hearth.



Office/Study

2.51 m x 2.08 m

Rear facing window. Built in cupboard with fitted shelving and light.

Rear Hallway

This area has access to the dining room, kitchen and toilet. Glass panelled exterior door giving access to the rear garden.

Kitchen

3.87 m x 3.51 m

Side facing window. Fitted with a modern selection of base and wall units in a white, shaker style finish with granite effect countertops. Integrated gas hob, electric double oven and extractor fan. Double wall cabinet with glass display fronts. One and a half bowl sink and drainer unit with mixer tap. Splash back wall tiling.



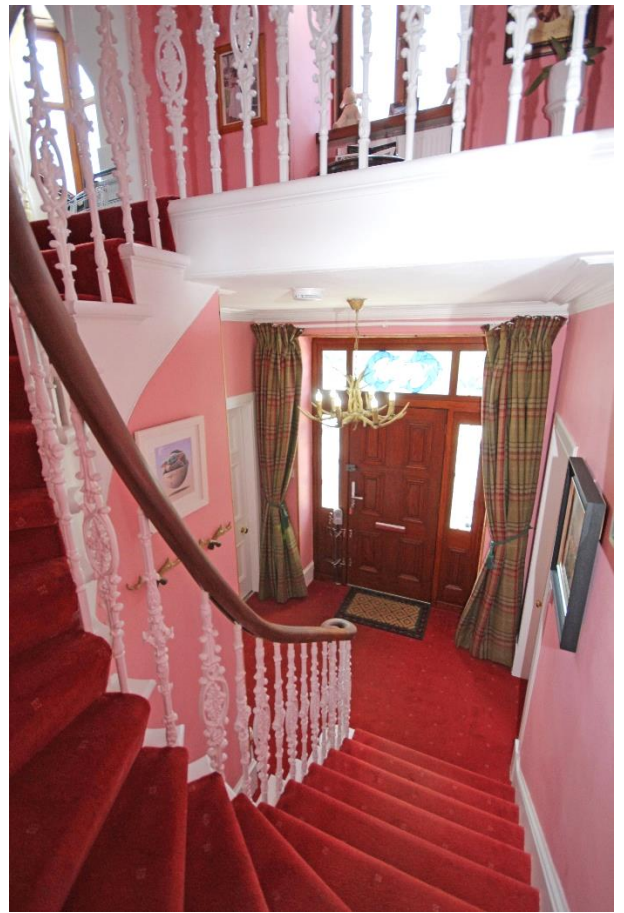


Toilet 2.02 m x 1.00 m
Fitted with a white toilet with wash hand basin.



Staircase

A lovely feature of the entrance hallway is the sweeping staircase with fitted carpet, traditional banister and wrought iron balustrades which allows access to the first floor accommodation. The staircase splits on a mezzanine floor with front and rear landings. The front landing has a front facing window, doors to bedroom 1 and bedroom 2. The rear landing has a rear facing window and doors to bedroom 3, the bathroom and the conservatory. Built-in cupboard with fitted shelving, light and the hot water cylinder.



Bedroom 1 **4.91 m x 3.59 m**
Double size bedroom with front facing bay window.
Wooden fire surround with decorative cast-iron fireplace.



bath/shower area. Ceiling hatch allowing access to the loft area.



Bedroom 2 **4.88 m x 3.34 m**
Double size bedroom with front facing bay window.
Ceiling hatch allowing access to the loft area.



Bathroom **2.57 m x 1.69 m**
Side facing window. Fitted with a white suite comprising of toilet, wash hand basin and a P-shaped bath with shower fitment above. Tile effect splashback panelling within the

Bedroom 3 **4.85 m x 3.53 m**
Double size bedroom with front facing bay window.



Conservatory **4.06 m x 2.72 m**
Glass panelled door from the rear landing. A lovely addition to the rear of the property with windows on three

sides enjoying views over the garden. Colourful floor tiling.



OUTSIDE

A good size garden lies to the rear of the property which is enclosed making it ideal for those with children and pets. The garden has a large area laid in grass and is well stocked with an abundance of colourful, mature shrub borders. A paved patio area provides a super spot for alfresco dining. Wooden summerhouse.

Utility Store

2.64 m x 1.47 m

Fitted wall units. Plumbing for washing machine and space suitable for tumble dryer. Power points and light.

Workshop

4.62 m x 2.44 m

Attached to the utility store is the workshop/garden store. Rear facing window overlooking the garden. Fitted shelving and workbench. Power points and light.





SERVICES

Mains water, electricity, gas and drainage.

ITEMS INCLUDED

All fitted floorcoverings, window blinds and light fittings. The integrated kitchen appliances. American fridge freezer. Wooden summerhouse.

Council Tax

The property is currently registered as band D

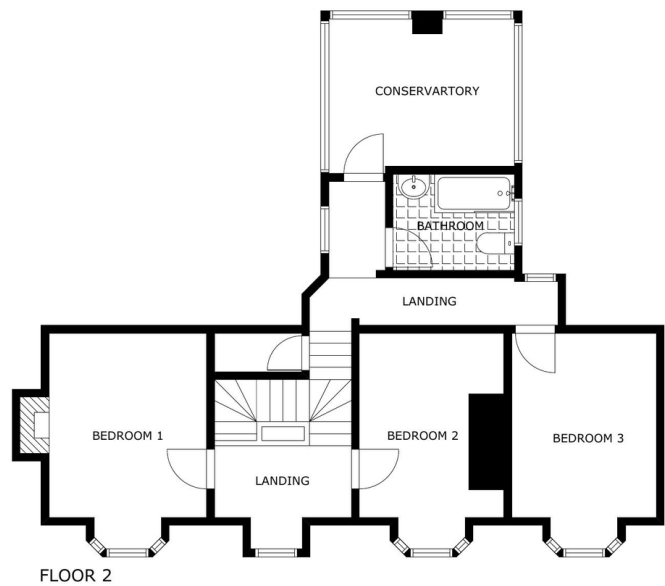
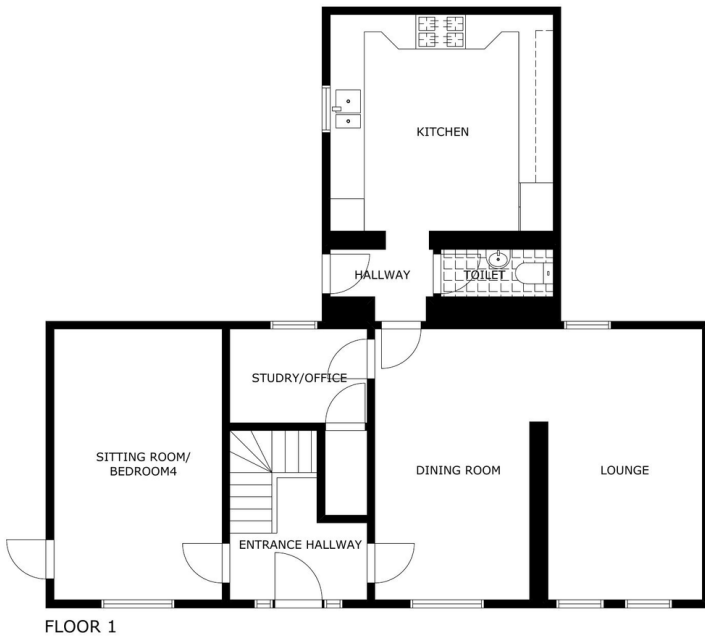
EPC Banding EPC=D

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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