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30 LAND STREET
BUCKIE, AB56 1QS



Traditional End Terrace Dwellinghouse

- Residential area close to shops & schools.
- Modernised & Fully upgraded home with D.G & gas C.H
- Hallway, Lounge, Fitted Dining Kitchen
- Shower Room & 3 Double Bedrooms (1 with en-suite)
- Large rear garden. Workshop/Store.

Offers Over £165,000
Home Report Valuation £165,000

www.stewartwatson.co.uk

30 LAND STREET, BUCKIE, AB56 1QS

TYPE OF PROPERTY

We offer for sale this traditional end terrace dwellinghouse which is situated on the upper part of Buckie on the western side of the coastal town of Buckie. The property is conveniently placed for the local shops, pharmacy, schools, medical centre and 18-hole golf course with additional shops, supermarkets and leisure facilities being available within the town centre. The present owner has upgraded and extensively modernised this home which involved stripping the internal of the property back to the stone walls leaving basically a new property inside a traditional shell. This lovely home now offers, spacious, well-appointed family accommodation over two floors with full double-

glazing and mains gas central heating. The present owner has 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 in the price leaving this home in a move in condition.

ACCOMMODATION

Hallway

Enter through glass panelled exterior door into the entrance hallway, which has doors to the lounge and bedroom 3. Large understairs cupboard with fitted cupboards, shelving and hooks providing excellent storage. The staircase gives access from the hallway to the first floor accommodation.



Lounge

4.20 m x 3.17 m

Front facing window. Open to the inner hallway.



Inner Hallway

This area allows access to the lounge, dining kitchen and shower room. Exposed stonework pillars. Fitted base units and double wall cupboard providing useful storage and enclosing the electric meter.



Dining Kitchen

4.23 m x 3.90 m

Glass panelled door from the inner hallway. Side facing window, rear facing window and French doors giving access to the rear garden. Fitted with a modern selection of base and wall mounted units in a navy and pale grey wood effect finish with stone effect countertops. Integrated electric hob, double oven and extractor hood. Inset one and a half bowl sink and drainer unit with mixer tap. Splashback wall tiling.



Shower Room

2.38 m x 1.151 m

Side facing window. Fitted with a white suite comprising of toilet, wash-hand basin and walk in shower. Fitted drawer unit below wash hand basin. Wet wall splash back.



Bedroom 3

4.13 m x 2.92 m

Front facing window. Presently used as a home gym but providing ample space for use as a ground floor, double size bedroom. Built in cupboard with fitted shelving.



Staircase

A carpeted staircase allows access from the entrance hallway to the first floor accommodation. Rear facing window on the staircase. The first floor landing has a front facing window, doors to bedroom 1 and bedroom 2. **The first floor accommodation has some coombed ceilings and measurements are given at widest points.**



Bedroom 1

3.96 m x 2.99 m

Double size bedroom with front facing window. Walk in wardrobe with fitted shelf, hanging rail and hot water tank. Fitted storage cupboards in a grey coloured finish providing useful storage. Door to en-suite.



En suite

2.51 m x 1.05 m

Rear facing Velux style roof window. Fitted with a white suite comprising of toilet, wash-hand basin and shower with bi-fold shower screen. Fitted cupboard below the wash-hand basin. Splash back wall tiling. Heated towel ladder radiator.



Bedroom 2

4.14 m x 2.85 m

Double size bedroom with front window and rear facing Velux style roof window. Built in cupboard with fitted shelving and hanging rail. Ceiling hatch allowing access to the loft space is located within the cupboard.



OUTSIDE

A large garden lies to the rear of the property, which has areas laid in grass with some established shrubs and a productive plum tree. A concrete patio area enjoys a generally westerly aspect making it a super suntrap during the summer months. Drying poles. Although enclosed on 3 sides the boundary with 28 Land Street is not currently fenced.

The extent of the property is shown pink on the title plan below.



Workshop

Block built, semi-detached workshop/store with side facing window. Up and over door allows access from the rear garden.





SERVICES

Mains water, electricity, gas and drainage.

ITEMS INCLUDED

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

The property is furnished and many items of furniture, furnishings and appliances can be made available if required.

Council Tax

The property is currently registered as band C

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



FLOOR 1



FLOOR 2

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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