

# STEWART & WATSON

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**13 MIDDLETON COURT**  
*BUCKIE, AB56 1FZ*



### *Semi-Detached Dwellinghouse*

- Popular residential cul-de-sac in modern development
- Spacious accommodation with D.G & mains gas C.H
- Hallway, Lounge, Fitted Kitchen with Dining Area
- Bathroom, Shower Room & 3 Bedrooms.
- Enclosed rear garden. Off road parking. Garden Shed.

***Offers Over £187,000***  
***Home Report Valuation £195,000***

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## 13 MIDDLETON COURT, BUCKIE, AB56 1FZ

### TYPE OF PROPERTY

We offer for sale this semi-detached modern dwellinghouse, which is situated at the end of a cul-de-sac within a popular residential development on the south-western edge of the coastal town of Buckie. The property is conveniently placed for local shops, medical centre and 18-hole golf course with additional, shops, supermarkets and amenities being available within the town centre. The property is a Dallachy style and was completed by Springfield in 2013. This home offers spacious, well-appointed accommodation over two floors and benefits from full double-glazing and mains gas central heating. The present owner has presented the property well, it has been decorated in fresh neutral tones, and 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 hallway, which has doors to the lounge, kitchen and shower room. Built-in understairs cupboard housing the fuse box. The staircase gives access from this area to the first floor accommodation.



#### Lounge

4.50 m x 3.28 m

Glass panelled door from the hallway. Triple front facing window. Open plan to the dining area of the kitchen.





### Dining Kitchen

6.43 m x 2.38 m

Glass panelled door from the hallway. Spacious open plan kitchen dining room with triple rear facing window overlooking the rear garden area. French doors giving access to the patio area in the rear garden. The kitchen area has been fitted with a modern selection of base and wall

mounted units in a cream coloured, shaker style finish with wood effect countertops and up-stands. Integrated gas hob, electric oven, extractor hood, washing machine and dishwasher. Inset sink and drainer unit with mixer tap. The gas central heating boiler is located within one of the kitchen wall cabinets.



**Shower Room****1.87 m x 1.78 m**

Fitted with a white suite comprising of toilet, wash-hand basin and corner shower cubicle. Wall tiling to dado height

and full height within the shower area. Heated towel ladder radiator. Floor tiling.

**Staircase**

A carpeted staircase with wooden banister and spindles allows access to the first floor accommodation. Front facing window on the stairway. The landing has doors to the bathroom and all 3 bedrooms. Built-in cupboard with fitted shelving. Ceiling hatch giving access to the loft.

**Bedroom 1****3.38 m x 3.00 m**

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



**Bedroom 2****3.20 m x 3.05 m**

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

**Bedroom 3****3.00 m x 2.26 m**

Rear facing window. Built-in wardrobe with fitted shelf and hanging rail.

**Bathroom****2.72 m x 1.91 m**

Front facing Velux style roof window. Fitted with a white suite comprising of toilet, wash-hand basin and bath with shower fitment above. Fitted bathroom furniture in a white gloss effect finish providing storage cupboards and enclosing the cistern. Wall tiling to dado height and full height within the bath/shower area. Heated towel ladder radiator. Floor tiling.



## OUTSIDE

Garden area to the front of the property has been laid in grass with a paved path allowing access to the front door. A block paved drive at the side of the property provides off road parking spaces. A good size garden lies to the rear of the property, which is enclosed and mainly laid in grass. A paved patio area provides a super spot for alfresco dining Rotary clothes dryer. Outside light and water tap. Garden shed.



## SERVICES

Mains water, electricity, gas and drainage.

## ITEMS INCLUDED

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

## 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



**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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