

# STEWART & WATSON

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**23 ST PAUL STREET**  
*BUCKIE, AB56 1EJ*



### *Mid Terrace Dwellinghouse*

- Popular residential area close to shops & schools
- Modernised interior with full D.G & gas C.H
- Entrance, Spacious Lounge, Fitted Dining Kitchen
- Bathroom & 3 Bedrooms.
- Enclosed front & rear gardens. Garden Shed.

***Offers Over £120,000***  
***Home Report Valuation £120,000***

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## 23 ST PAUL STREET, BUCKIE, AB56 1EJ

### TYPE OF PROPERTY

We offer for sale this terraced dwellinghouse, which is situated in a popular residential area of Buckpool on the western side of the coastal town of Buckie. The property is conveniently placed for the local shops, pharmacy, nursery/primary school and 18-hole golf course with additional shops, supermarkets and amenities being found within the town centre. This home offers spacious, well appointed accommodation over two floors and benefits from full double glazed windows and exterior doors 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.

### ACCOMMODATION

#### Entrance

Enter through UPVC exterior door into the entrance area, which has a door to the lounge. Front facing window. The staircase gives access from this area to the first floor accommodation.

#### Lounge

**5.91 m x 3.86 m**

Glass panelled door from the entrance. Spacious, double aspect room with front and rear facing windows. Modern fire surround with pebble effect electric fire. Glass panelled door to the dining kitchen.



#### Dining Kitchen

**5.96 m x 2.83 m**

Spacious, L-shaped, open plan kitchen, diner with front and rear facing windows. The kitchen area has been fitted with a selection of base and wall mounted units in a shaker style finish with granite effect countertops and coloured midwall panelling. Integrated electric hob, oven and extractor hood. Features of the kitchen include a fitted bottle rack and a glass fronted wall mounted display cabinet. Sink and drainer unit with mixer tap. Built-in understairs cupboard with fitted shelf and hooks. Built-in cupboard with fitted shelving and the gas central heating boiler. Built-in cupboard with shelving. Exterior doors allowing access to the front and rear of the property.





### Staircase

A carpeted staircase with wooden banister allows access from the entrance area to the first floor accommodation. The first floor landing has doors to the bathroom and all three bedrooms. Double built-in cupboard with fitted shelving. Ceiling hatch allowing access to the loft space.

### Bedroom 1

3.83 m x 3.40 m

Double size bedroom with double, front facing window. Built-in cupboard with fitted shelving.



### Bedroom 2

4.87 m x 2.44 m

Double size bedroom with double, rear facing window.



### Bedroom 3

3.38 m x 1.97 m

An ideal single or child's bedroom with front facing window. Built-in cupboard with fitted shelf and hanging rail.



### Bathroom

1.94 m x 1.68 m

Rear facing window. Fitted with a white suite comprising of toilet, wash-hand basin and bath with shower fitment above. Wetwall splashback panelling within the bath/shower area. Fitted bathroom furniture in a white gloss effect finish providing a double cupboard below the wash-handbasin, which extends to enclose the cistern. Heated towel ladder radiator.



### OUTSIDE

The garden area to the front of the property is enclosed and has areas laid in grass and stone chips. A good size garden lies to the rear of the property, which is mainly laid in grass with drying poles. A paved patio area provides a super spot for enjoying the afternoon sun. Wooden garden shed.



### SERVICES

Mains water, electricity, gas and drainage.

### 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 A

### 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](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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