

STEWART & WATSON

your **complete** property & legal service

3A SEAVIEW TERRACE *BUCKIE, AB56 1QQ*



Traditional Semi-Detached Dwellinghouse

- Elevated site boasting exceptional uninterrupted sea views
- Spacious accommodation with D.G & gas C.H
- Lounge, Conservatory, Dining Kitchen, Store
- Bathroom & 4 Bedrooms (1 with en-suite)
- Front & rear gardens. Large Garage & Workshop.

Offers Over £149,000
Home Report Valuation £150,000

www.stewartwatson.co.uk

3A SEAVIEW TERRACE, BUCKIE, AB56 1QQ

TYPE OF PROPERTY

We offer for sale this traditional, semi-detached dwellinghouse, which is situated within a popular residential area of Buckpool on the western side of the coastal town of Buckie. The property occupies a prime elevated position commanding exceptional, uninterrupted views across the Moray Firth from all front facing windows. The property is conveniently placed for the local schools, shops, pharmacy, medical centre and 18-hole golf course with additional shops, supermarkets and leisure facilities being available within the town centre. This home offers accommodation over two floors and benefits from double-glazing and mains gas central heating. All fitted floorcoverings, curtains, window blinds and light fittings within the property will remain and are included in the price. **Viewing is essential and is the only way to fully appreciate the spacious accommodation, excellent potential and lovely views this property offers.**



ACCOMMODATION

Conservatory

4.13 m x 2.61 m

Enter through glass panelled exterior door at the front of the property into the conservatory. Front and side facing windows making the best of the stunning sea views. Glass panelled door to the hallway.



Hallway

The hallway has doors to the conservatory, kitchen and lounge.

Kitchen

4.53 m x 4.26 m

Double rear facing window. Fitted with a selection of base and wall mounted units in an oak effect finish with granite

effect countertops and midwall panelling. Integrated electric hob, double oven and extractor hood. Sink and drainer unit with mixer tap. Three built-in cupboards with fitted shelving. Glass panelled exterior door giving access to the rear garden.





Lounge

4.86 m x 4.03 m

Glass panelled door from the hallway. Double front facing window. Wooden fire surround with marble effect backing,

hearth and coal effect electric fire. Glass panelled door to the inner hallway.



Inner Hallway

This area has doors to the lounge, bathroom and store. The staircase gives access from this area to the first floor accommodation.

Store

2.62 m x 1.78 m

Side facing window. Fitted wall units. Wall mounted, gas central heating boiler.

Bathroom

2.63 m x 2.00 m

Side facing window. Fitted with a coloured suite comprising of toilet, wash-hand basin and bath with shower fitment above. Splashback wall tiling.



Staircase

A carpeted staircase with wooden banister gives access from the inner hallway to the first floor accommodation. Rear facing window on the staircase. The first floor landing has a rear facing window and doors to all 4 bedrooms. **The first floor accommodation has some coombed ceilings and measurements are given at widest points.**

Bedroom 1

4.77 m x 3.59 m

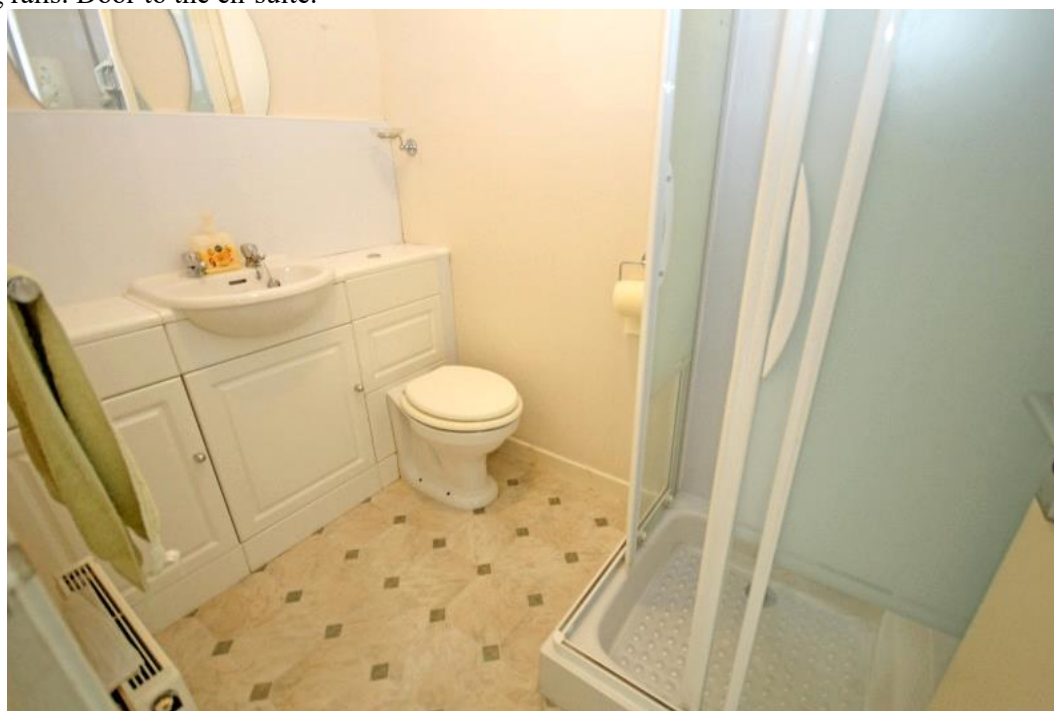
An L-shaped, bedroom with double, front facing window. Two, double built-in wardrobes with sliding doors, fitted shelf and hanging rails. Door to the en-suite.



En-suite

1.99 m x 1.38 m

Fitted with a white suite comprising of toilet, wash-hand basin and shower cubicle. Fitted furniture in a white, gloss effect finish providing useful storage cupboards and enclosing the cistern. Wetwall splashback wall tiling.



Bedroom 2

3.52 m x 3.43 m

Double size bedroom with front facing window. Double built-in cupboard with fitted shelving and hooks. Ceiling hatch allowing access to the loft space.



Bedroom 3 3.54 m x 3.22 m
Double size bedroom with front facing window.



Bedroom 4 2.93 m x 2.65 m
Rear facing window.

OUTSIDE

A paved patio area at the front of the property provides a super spot for experiencing the beautiful views across the Moray Firth. Steps lead down to the front garden which has been laid mainly in grass with some established shrub borders adding privacy. The rear garden boasts a generally southerly aspect making it a super suntrap during the summer months. Area laid in grass with some well stocked, colourful borders.

Garage & Workshop

Block built garage and workshop/store with power and light. Electric roller door allowing car access from Wilsons Land. Side door to 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.

Council Tax

The property is currently registered as band B

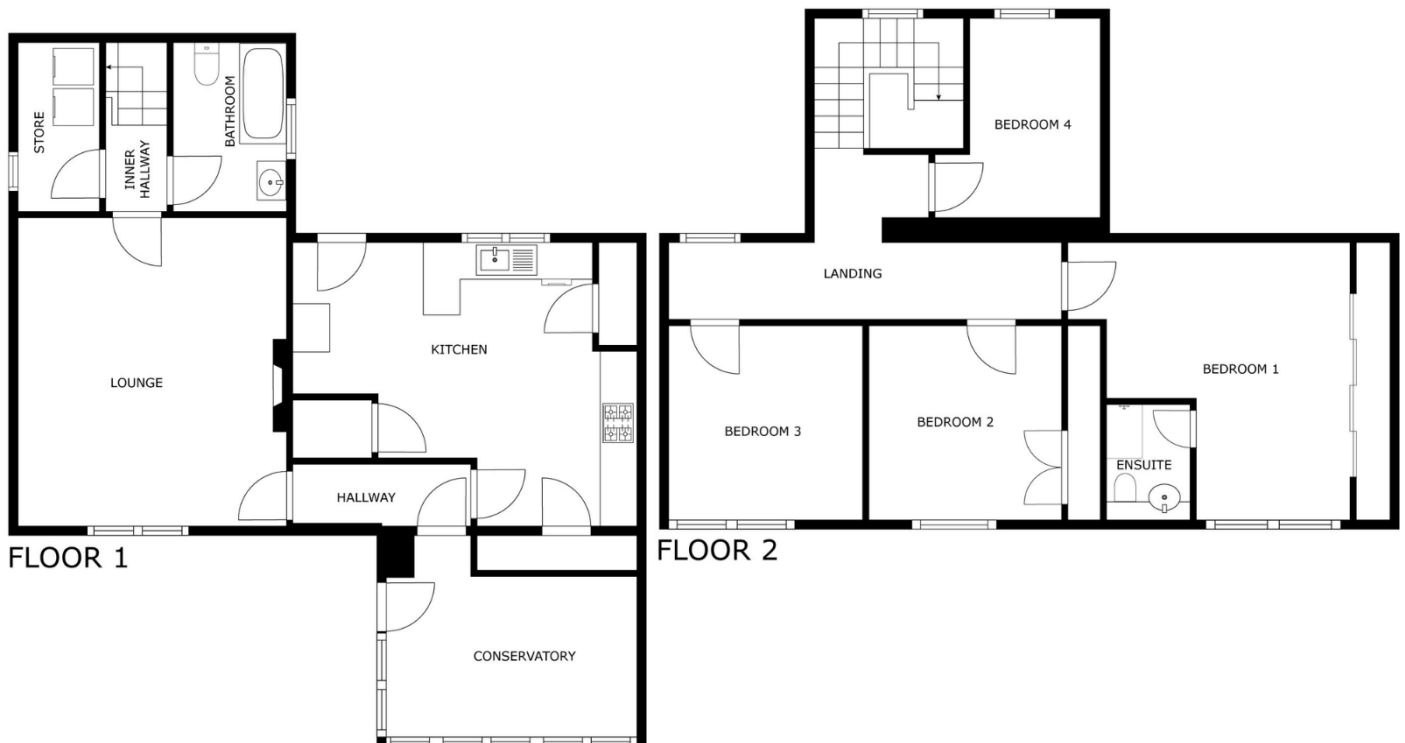
EPC Banding EPC=D

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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