

STEWART & WATSON

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16 HIGHFIELD ROAD
BUCKIE, AB56 1BE



Semi-Detached Bungalow

- Close to town centre, medical centre & schools
- Extended accommodation with D.G & mains gas C.H
- Large Lounge, Sun Lounge, Fitted Kitchen with Dining Area
- Utility, Shower Room & 2 Double Bedrooms (1 with en-suite)
- Gardens surrounding. Driveway. Integral Garage.

Offers Around £155,000

Home Report Valuation £155,000

www.stewartwatson.co.uk

TYPE OF PROPERTY

We offer for sale this semi-detached bungalow, which is situated within a popular residential area of the coastal town of Buckie. The property is conveniently placed for the town centre shops, supermarkets, Medical Centre, leisure facilities and schools. The bungalow has been extended over the years and offers spacious, well-appointed single storey accommodation with full double-glazing and mains gas central heating. The property would be enhanced by some modernisation and redecoration. Any fitted floorcoverings, curtains, window blinds and light fittings are to be included in the sale price.

ACCOMMODATION

Vestibule

Enter through glass panelled exterior door into the vestibule. Purpose built cupboard housing the electric meter. Door to bedroom 2. Glass panelled door to the hallway.

Bedroom 2

3.59 m x 3.30 m

Double size bedroom with front facing window. Two double built-in wardrobes providing useful shelving and hanging space.



Hallway

Enter into the hallway, which has doors to the vestibule, lounge, dining area, shower room and bedroom 1. Ceiling hatch allowing access to the loft space.

Loft

Accessed via the ceiling hatch with pull down ladder in the hallway. Floored and lined loft space providing excellent storage and may be suitable for development (subject to obtaining any necessary planning consents).



Lounge

6.08 m x 3.66 m

Sliding glass panelled door from the hallway. A spacious room with side facing window. Double glass panelled doors to the sun lounge.



Sun Lounge

3.48 m x 2.69 m

Large window overlooking the rear garden. Window into the utility room. Two double wall cabinets. Fitted cupboards. Door to the integral garage. Double glass panelled doors to the lounge. Open to the utility room.



Dining Area

3.16 m x 2.80 m

Glass panelled doors from the hallway and utility room. Fitted with a selection of base and wall mounted units in a beech effect finish with contrasting countertops. Integrated fridge and freezer. Open plan to the kitchen.

Utility Room

3.34 m x 2.23 m

Two rear facing windows overlooking the rear garden. Fitted countertop with sink and drainer unit and mixer tap. Floor tiling. Internal window to the shower room. Glass panelled door to the dining area. Glass panelled exterior door to the rear garden.



Kitchen

3.02 m x 2.75 m

Window into the utility room. Large rear facing window overlooking the rear garden. An L-shaped room fitted with the same selection of base and wall mounted units as the

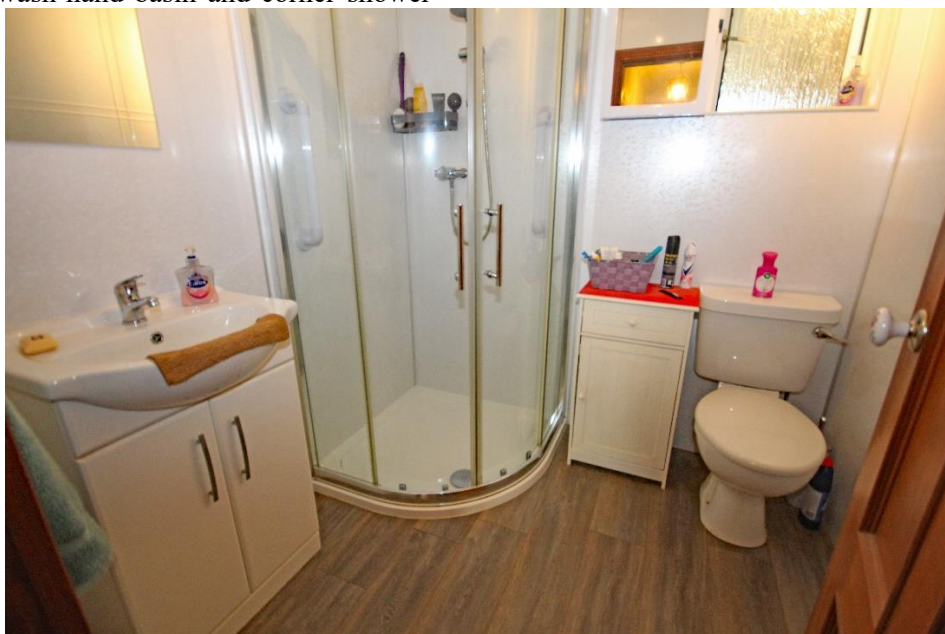
dining area. Integrated electric hob, oven, microwave, extractor hood and dishwasher. One and a half bowl sink and drainer unit with mixer tap. Splashback wall tiling.



Shower Room

1.92 m x 1.85 m
Window into the utility room. Fitted with a white suite comprising of toilet, wash-hand basin and corner shower

cubicle. Wing top wash-hand basin with double cupboard fitted below. Heated towel ladder radiator.

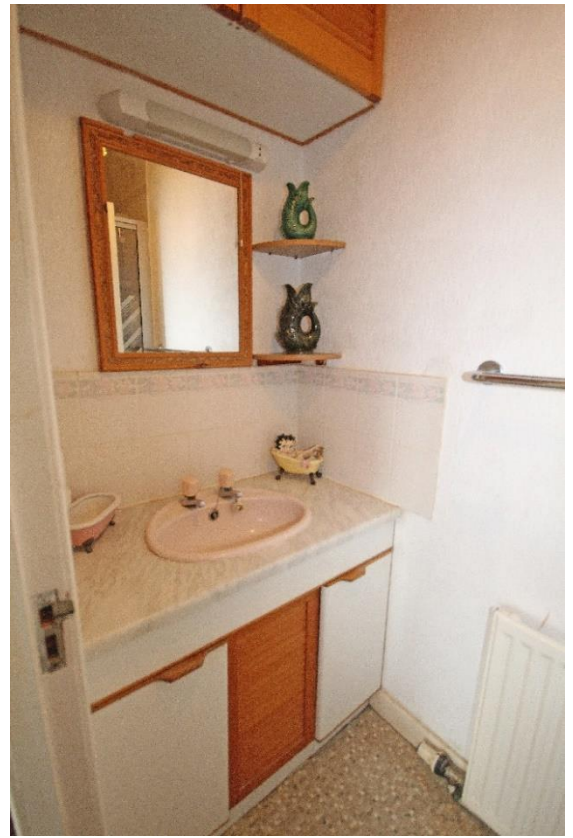


Bedroom 1**3.95 m x 3.20 m**

Double size bedroom with large front facing window. Built-in cupboard with fitted shelving. Door to the en-suite

**En-suite**

Fitted with a pastel-coloured wash-hand basin and shower cubicle. The wash-hand basin is inset into a vanity unit with storage cupboards fitted below.

**OUTSIDE**

Garden areas to the front, side and rear of the property. The front garden has an area laid in grass with some mature shrubs adding privacy. A tarred driveway allows access to the garage and provides off road parking for a number of vehicles. Paved path allows access between the front and rear gardens. The rear garden is enclosed with an area laid in grass and mature plant and shrub borders. Rotary clothes dryer. Wooden gate giving access onto Provost Reid Crescent. Garden store to the rear of the garage housing the gas central heating boiler.

Garage**5.15 m x 3.49 m**

Spacious integral garage with wooden doors allowing car access from the driveway. Fitted shelving. Power and light. Side facing window. Door to the sun lounge.





ITEMS INCLUDED

All fitted floorcoverings, curtains, window blinds and light fittings. The integrated kitchen appliances. Washing machine and tumble dryer.

Council Tax

The property is currently registered as band D

EPC Banding EPC=D

Viewing

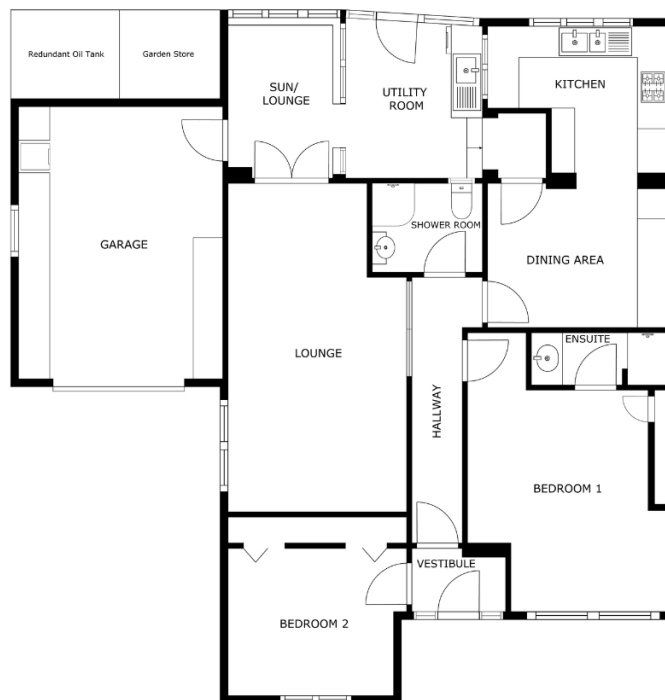
By appointment only which can be arranged by contacting our Buckie Office on 01542 833255

Email buckie.property@stewartwatson.co.uk

Reference Buckie/CF

SERVICES

Mains water, electricity, gas and drainage.



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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