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GLENBARRY, 16 BRIDGEND
BUCKIE, AB56 1XN



Traditional Detached Dwellinghouse

- Coastal location boasting exceptional sea views
- Modernised interior. D.G & mains gas C.H.
- Entrance, Hallway, Lounge, Sitting/Dining Room,
- Kitchen, Shower Room & 4 Bedrooms (3 with en-suite).
- Rear garden with off road parking space.

Offers Over £175,000
Home Report Valuation £175,000

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GLENBARRY, 16 BRIDGEND, BUCKIE, AB56 1XN

TYPE OF PROPERTY

We offer for sale this traditional detached dwellinghouse, which is situated close to the sea front on the lower part of the coastal town of Buckie. Glenbarry is close to the start of the Speyside Way and is opposite the Old Buckpool Harbour, boasting stunning uninterrupted views across the Moray Firth from many of the front facing windows. This home offers spacious, well-appointed accommodation over 3 floors and benefits from double-glazing and mains gas central heating. The property has been extensively upgraded recently with the owner installing a new gas central heating system, new units with integrated appliances fitted in the dining kitchen and new white suites in the shower room, all 3 en-suites and new internal doors. The property has been decorated in fresh neutral tones. All newly fitted floorcoverings and light fittings are to be included in the price.



ACCOMMODATION

Entrance

Enter through glass panelled exterior door into the entrance area, which has doors to the lounge and the sitting/dining room. Purpose built cupboard housing the fuse box. The staircase allows access from this area to the first floor accommodation.



Lounge

4.84 m x 3.44 m

Front facing window. Doors to the entrance and the inner hallway.



Sitting/Dining Room**4.84 m x 2.56 m**

Front facing window. Recessed display alcove with cupboard below housing the gas meter. Glass panelled door to the inner hallway.

**Inner Hallway**

This area has doors to the lounge, the sitting/ dining room. Three built-in cupboards with fitted shelving. Step up to the rear hallway, which has doors to the dining kitchen and

the shower room. Glass panelled exterior door giving access to the rear garden.

**Dining Kitchen****3.80 m x 3.22 m**

Rear facing window. Fitted with a modern selection of base and wall mounted units in a white finish with pale grey countertops and upstands. Integrated gas hob, electric oven and extractor hood. Sink and drainer unit with mixer tap. Full wet wall panelling.

**Shower Room****2.04 m x 1.93 m**

Rear facing window. Fitted with a white toilet, wash-hand basin and large shower cubicle. Double cupboard fitted below the wash-hand basin. Full wetwall panelling.

**Staircase**

An impressive feature of the property is the traditional staircase with wooden banister and spindles which allows access from the entrance area to the first floor accommodation. The first floor landing has a front facing

window and doors to bedroom 1 and bedroom 2. The staircase continues from this area up to the top floor accommodation.



Bedroom 1 **3.76 m x 3.54 m**
Spacious room with front facing window. Fitted furniture providing wardrobe and cupboard space. Built-in cupboard with fitted shelving. Door to en-suite.



En-suite **3.44 m x 1.02 m**
Fitted with a white suite comprising of toilet, wash-hand basin and shower cubicle. Heated towel ladder radiator. Full wetwall panelling.



Bedroom 2 **3.73 m x 2.58 m**
Double bedroom with front facing window. Recessed display alcove with fitted shelving. Door to en-suite.



En-suite 2 **4.18 m x 1.03 m**
Fitted with a white suite comprising of toilet, wash-hand basin and large shower cubicle. Built-in cupboard housing the gas central heating boiler. Heated towel ladder radiator. Full wetwall panelling.



Staircase
The staircase continues from the first floor landing up to the top floor accommodation. The top floor landing has a front facing Velux style roof window and doors to bedroom 3 and bedroom 4. Built-in cupboard. **The top floor accommodation has some coombed ceilings and measurements are given at widest points.**



Bedroom 3 **4.62 m x 2.65 m**
Front facing bay window. Two double built-in cupboards. Door to the ensuite.



Ensuite 3 **3.46 m x 1.82 m**
Rear facing window with double cupboard below. Fitted cupboards and bed.

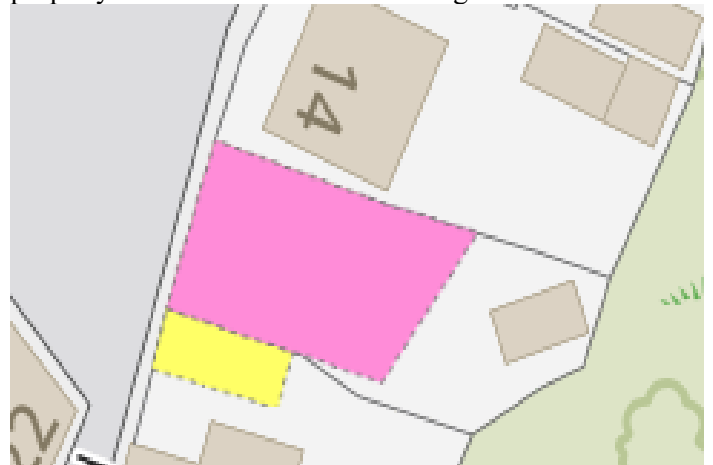


Bedroom 4 **4.62 m x 2.58 m**
Front facing bay window. Built-in cupboard providing eaves storage space.



OUTSIDE

The garden area to the rear of the property is enclosed and mainly laid in concrete and paving. The rear garden enjoys a generally southerly aspect making it a super suntrap in the summer months. A mutual stone chip area to the side of the property allows car access to the rear garden.





SERVICES

Mains water, electricity, gas and drainage.

ITEMS INCLUDED

All fitted floorcoverings and light fittings. The integrated kitchen appliances.

Council Tax

The property is currently registered as band B

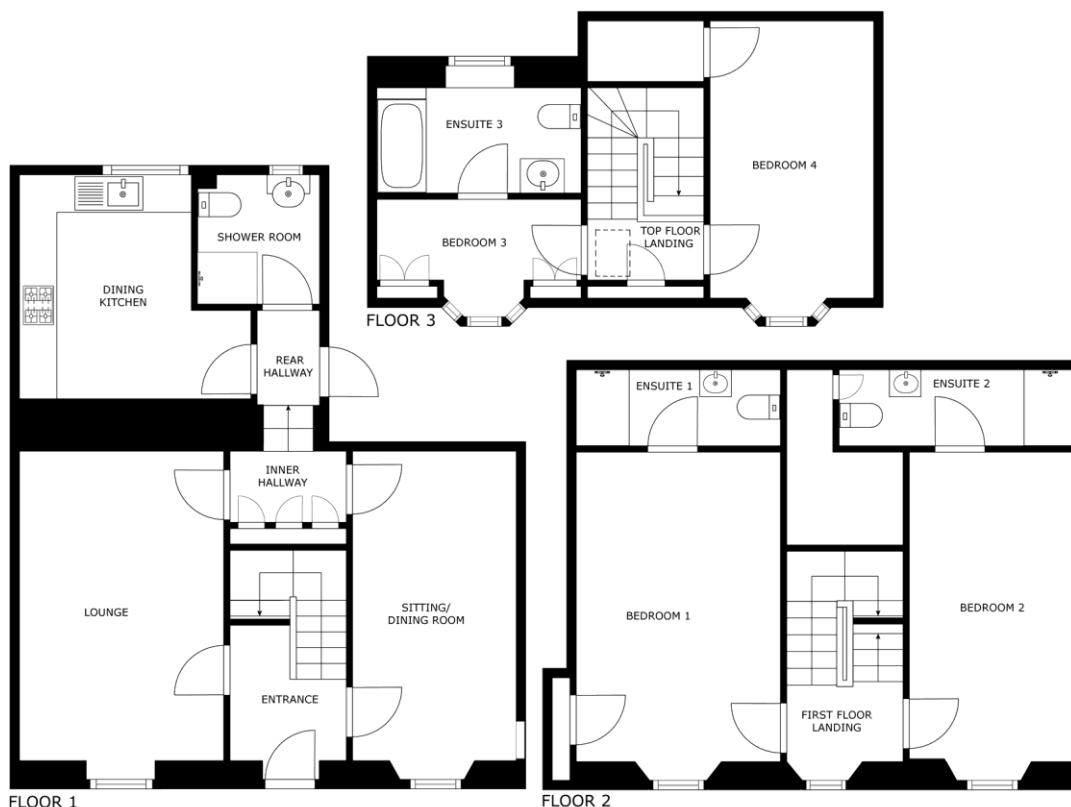
EPC Banding EPC=C

Viewing

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

Email buckie.property@stewartwatson.co.uk

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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