

# STEWART & WATSON

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**39 ST PETERS ROAD**  
**BUCKIE, AB56 1DP**



## *Attractive Semi-Detached Dwellinghouse*

- Popular residential area close to shops & Golf Course
- Modernised home with D.G & mains gas C.H
- Hallway, Large Lounge, Fitted Dining Kitchen (appliances included)
- Bathroom & 2 Double Bedrooms (with built-in wardrobes)
- Enclosed gardens. Off road parking. Garage, Workshop & Store.

***Offers Over £135,000***  
***Home Report Valuation £135,000***

**[www.stewartwatson.co.uk](http://www.stewartwatson.co.uk)**



## **TYPE OF PROPERTY**

We offer for sale this attractive semi-detached 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, school, medical centre and Buckpool Golf Course with additional supermarkets, amenities and leisure facilities being available within the town. This home has been upgraded over the years and offers spacious, well-appointed accommodation over two floors and benefits full double glazing and mains gas central heating. The house was re-harled in 2024. The present owner has presented the property well, it has been tastefully decorated in fresh neutral tones, and all fitted floorcoverings, curtains, window blinds and light fittings are to be included leaving this home in a true move-in condition.

## **ACCOMMODATION**

### **Hallway**

Enter through glass panelled exterior door into the hallway, which has doors to the lounge and dining kitchen. Purpose built cupboard housing the electric meter. The staircase allows access up to the first floor accommodation.

### **Lounge**

**6.50 m x 3.19 m**

Glass panelled door from the hallway. A spacious, double aspect room with front and rear facing windows. Built-in cupboard.



### **Dining Kitchen**

**3.22 m x 3.14 m**

Glass panelled door from the hallway. Rear facing window overlooking the covered patio area. Fitted with a modern selection of base and wall mounted units in a shaker style finish with wood effect countertops and upstands. Integrated electric hob, oven and extractor hood. Sink and drainer unit with mixer tap. Built-in understairs cupboard with shelving and power points. Glass panelled exterior door.







### Staircase

Staircase with timber banister, spindles and fitted carpet runner allows access from the entrance hallway to the first floor accommodation. The first floor landing has doors to the bathroom and both bedrooms. Built-in cupboard with fitted shelving and the gas central heating boiler. Ceiling hatch allowing access to the loft space.

### Loft Space

The loft space is accessed via a fold down wooden ladder from the ceiling hatch on the first floor landing. An excellent storage space which is lined and has a light.

### Bedroom 1

**4.74 m x 2.98 m**

Spacious double bedroom with two front facing windows giving views between properties opposite towards Merson Park. Double built in wardrobe with fitted shelving,

hanging rails and pull out storage baskets. Recessed walk-in wardrobe area with lights.





**Bathroom****2.46 m x 1.50 m**

Side facing window. Fitted with a white suite comprising of toilet, wash-hand basin and bath with shower fitment above. Full wet wall panelling. Heated towel ladder radiator.

**Bedroom 2****3.82 m x 2.98 m**

Double size bedroom with rear facing window. Double built in wardrobe with fitted shelving and hanging rail.

**OUTSIDE**

Enclosed garden area to the front of the property with neat stone chip border. A stone chip drive at the front of the property provides off road parking. A wooden gate at the side of the property allows access between the front and rear gardens. A good size, enclosed garden lies to the rear of the property, which enjoys a generally southerly aspect making it a super suntrap during the summer months. Area laid in grass, paved patio area and stone chip borders. A covered patio area provides a private and sheltered spot for alfresco dining, crafts/hobbies or drying washing on a wet day. Outside light and water tap. Wooden gate onto rear lane.

**Outbuildings****Garage****5.38 m x 2.80 m**

Block built garage with up and over door allowing vehicular access from the lane to the rear of the property. Fitted shelving, light and power points. Door to the workshop/store.

**Workshop/Store****2.80 m x 2.48 m**

An excellent workshop/store attached to the garage. Fitted with a selection of base units and countertops providing useful storage. Power points. Wooden door to the rear garden.

**Wooden garden store****SERVICES**

Mains water, electricity, gas and drainage.

**ITEMS INCLUDED**

All fitted floorcoverings, curtains, window blinds and light fittings. The integrated kitchen appliances. The washing machine and fridge freezer in the dining kitchen. Tumble dryer, fridge freezer and chest freezer in the garage.

**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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