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8 POLICE LANE
BUCKIE, AB56 1RG



Detached Modern Bungalow

- Central location close to shops, schools & amenities
- Completed 2026. D.G & air source under floor heating
- Hallway, Lounge, Fully Fitted Dining Kitchen, Sun Lounge
- Utility Room, Bathroom & 3 Bedrooms (1 with en-suite).
- Enclosed gardens. Driveway & Integral Garage.

Offers Over £296,500

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8 POLICE LANE, BUCKIE, AB56 1RG

TYPE OF PROPERTY

We are pleased to offer for sale this detached modern bungalow, which is situated centrally in the popular coastal town of Buckie. The property is conveniently placed for the town centre, shops, supermarkets, schools, medical centre and a range of amenities. This beautiful bungalow was completed to an exceptionally high standard by MPD Homes in 2026, offering spacious, well-appointed single storey accommodation with full double-glazing, air source underfloor heating system and quality oak panelled internal doors. This bungalow offers a spacious lounge, beautiful, fully fitted dining kitchen, which is open plan to a sun lounge, utility room, bathroom, 3 bedrooms (one with en-suite shower room) and an integral garage. The property has been decorated in neutral tones and new floorcoverings have been fitted throughout making this an excellent move-in opportunity for any buyer. **Viewing is essential to fully appreciate the spacious single-storey accommodation this lovely home has to offer.**

ACCOMMODATION

Hallway

Enter through substantial exterior door into the hallway, which has doors to the lounge, dining kitchen, utility room,

bathroom and all 3 bedrooms. Built in cupboard housing the under-floor heating manifold. Ceiling hatch allowing access to the loft space.



Lounge

4.24 m x 3.95 m

Glass panelled door from the hallway. A spacious, double aspect room with three front facing windows and a double side facing window.



Dining Kitchen

4.27 m x 3.19 m

Glass panelled door from the hallway. Good size dining kitchen with double rear facing window overlooking the rear garden and driveway. Fitted with a quality selection of base and wall units in a grey coloured finish with stone

effect countertops and upstands. Integrated induction hob, electric oven, microwave, extractor hood, fridge freezer and dishwasher. One and a half bowl sink and drainer unit with mixer tap. Open plan to the sun lounge.





Sun Lounge

3.41 m x 2.83 m

A lovely bright and airy room with windows on three sides enjoying views over the rear garden. French doors giving access to the patio area at the rear of the property.



Garage

6.90 m x 2.98 m

Integral garage with sectional, electric door allowing vehicle access from the driveway. Front facing window. The garage is fully lined and has power points and lights. Electric meter, fuse box and hot water cylinder.

Bathroom

3.93 m x 1.52 m

Side facing window. Fitted with a white suite comprising of toilet, wash-hand basin, bath and separate shower cubicle. Double drawer unit fitted below the wash-hand basin. Wet wall splashback panelling. Heated towel ladder radiator.



Utility Room

2.97 m x 1.28 m

Fitted units in a grey coloured finish providing useful storage cupboards and housing suitable for stacking washing machine and tumble dryer. Stone effect countertops and upstands. Sink and drainer unit with mixer tap. Door to the integral garage.





Bedroom 1 **4.40 m x 3.31 m**
 Spacious, double size bedroom with double, side facing window. Triple built in wardrobe with sliding mirror doors, fitted shelf and hanging rail. Door to the en suite.



En-suite **2.07 m x 1.95 m**
 Side facing window. Fitted with a white suite comprising of toilet, wash-hand basin and corner shower cubicle.

Double drawer unit fitted below the wash-hand basin. Wet-wall splashback panelling. Heated towel ladder radiator.



Bedroom 2 **3.40 m x 2.97 m**
Double size bedroom with side facing window. Built in wardrobe with fitted shelf and hanging rail.



Bedroom 3 **2.97 m x 2.64 m**
Double size bedroom with double front facing window. Double built in wardrobe with sliding mirror doors fitted shelf and hanging rail.



OUTSIDE

The garden area to the front of the property is enclosed and laid in stone chips for ease of maintenance. A paved path

allows access at the side of the property, via a wooden gate to the rear garden. The rear garden enjoys a generally westerly aspect making it a super suntrap during the summer months. A paved patio area provides a super spot for alfresco dining.

Integral Garage **6.90 m x 2.98 m**
Integral garage with sectional, electric door allowing vehicle access from the driveway. Front facing window. The garage is fully lined and has power points and lights. Electric meter, fuse box and hot water cylinder.





SERVICES

Mains water, electricity and drainage.

ITEMS INCLUDED

All fitted floorcoverings. The integrated kitchen appliances.

Council Tax

The property is not yet banded for council tax purposes.

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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