STEWART & WATSON

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75 SEATOWN

BUCKIE, AB56 1JS

Traditional Semi-Detached Dwellinghouse

- Popular residential area close to town centre
- Modernised & upgraded interior. Full D.G & gas C.H
- Hallway, Lounge, Fully Fitted Dining Kitchen
- Utility Porch, Bathroom & 3 Bedrooms.
- Small enclosed rear yard/drying area.

Offers Over £149,000

Home Report Valuation £160,000

www.stewartwatson.co.uk

75 SEATOWN, BUCKIE, AB56 1JS

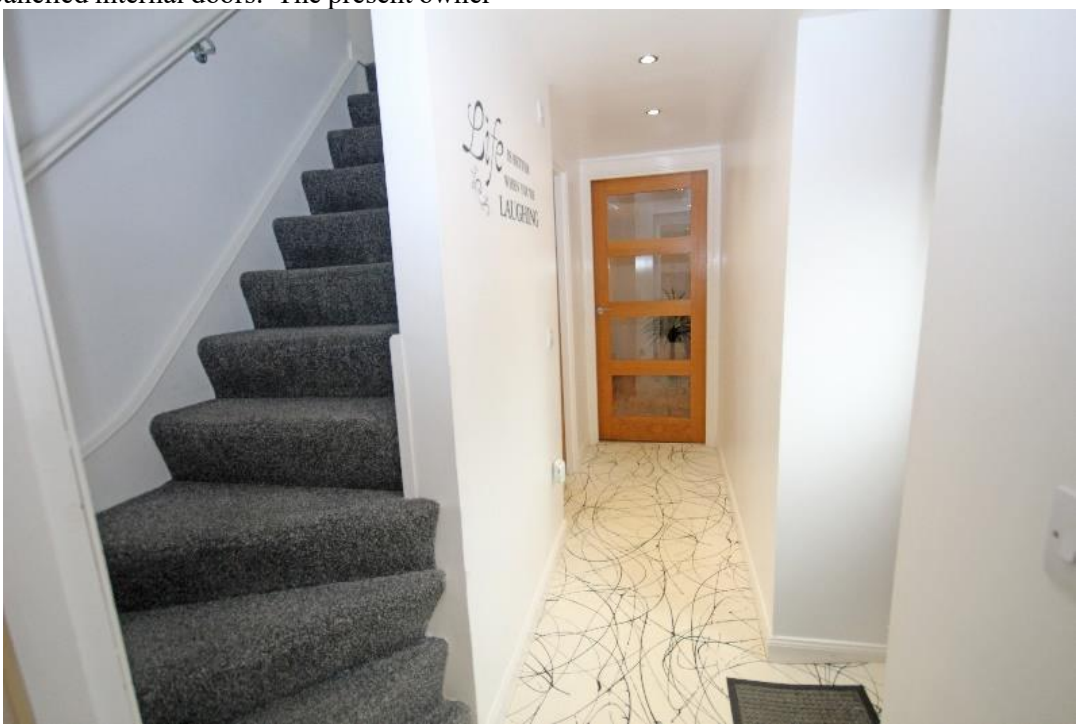
TYPE OF PROPERTY

We offer for sale this traditional semi-detached dwellinghouse which is situated in a popular residential area on the upper part of the coastal town of Buckie. The property is conveniently placed for the town centre shops, supermarkets, schools and amenities. This home has been extensively modernised and upgraded over recent years having stripped back to the stone walls giving basically a new interior inside a traditional shell. The property offers spacious, well-appointed accommodation over two floors and benefits from full double glazing, mains gas central heating and oak panelled internal doors. The present owner has presented the property well, it has been decorated in neutral tones and all fitted floorcoverings, curtains, window blinds and light fittings are to be included in the price leaving this home in a move in condition.

ACCOMMODATION

Hallway

Enter through glass panelled exterior door into the hallway, which has doors to the lounge, dining kitchen and bathroom. The staircase gives access from this area to the first floor accommodation.



Lounge **3.80 m x 3.29 m**

Glass panelled door from the hallway. An L-shaped double aspect room with front and rear facing windows.

Dining Kitchen **4.31 m x 3.76 m**

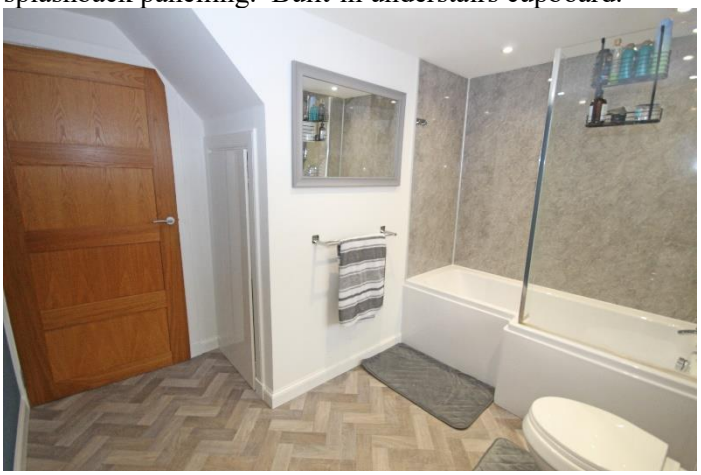
Glass panelled door from the hallway. Front facing window. Fitted with a modern selection of base and wall mounted units in a white gloss finish with solid, countertops. Integrated electric hob, oven, extractor hood, fridge, freezer and dishwasher. Central island incorporating a high-level table providing an informal dining space. Inset one and a half bowl sink and drainer unit with mixer tap. Space for seating/family area or dining area. Doorway to the utility porch.

Utility Porch **2.45 m x 1.57 m**

Rear facing window. Fitted worksurface with plumbing and spaces for washing machine and tumble dryer. Wall cupboard. Wall mounted gas central heating boiler. Glass panelled exterior door giving access to the rear of the property.

Bathroom **2.93 m x 2.71 m**

Rear facing window. Fitted with a white suite comprising of toilet, wash-hand basin and shaped bath with shower fitment above. Drawer unit in a pale grey, gloss effect finish fitted below the wash-hand basin. Wetwall splashback panelling. Built-in understairs cupboard.



Staircase
A carpeted staircase with wooden banister allows access from the entrance hallway to the first floor accommodation. The landing has doors to all 3 bedrooms.
The first floor accommodation has some coombed ceilings and measurements are given at the widest points.

Bedroom 1 **3.84 m x 3.30 m**
Spacious double size, double aspect room with front and side facing windows. Double built in cupboard with shelves.

Bedroom 2 **3.83 m x 3.36 m**
Double size bedroom with front facing window. Double built-in wardrobe with fitted shelf and hangingrail.

Bedroom 3 **3.18 m x 1.96 m**

An ideal single or childs bedroom with rear facing Velux style roof window. Ceiling hatch allowing access to the loft space.

OUTSIDE

Small enclosed yard/drying area to the rear of the property, which has been laid in stone chips for ease of maintenance.

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=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

FLOOR 2

FLOOR 1

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.

The Property Shop, 2 Main Street, Turriff AB53 4AD (01888) 563777
59 High Street, Turriff AB53 4EL (01888) 563773
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17-19 Duke Street, Huntly, AB54 8DL (01466) 792331