

# STEWART & WATSON

your **complete** property & legal service

**48 HIGH STREET**  
*BUCKIE, AB56 1AU*



### *Traditional Semi-Detached Dwellinghouse*

- Popular area close to town centre, shops & schools
- Modernised interior with D.G, gas C.H & multi-fuel stove.
- Large Lounge, Sitting Room, Fitted Dining Kitchen, Utility Room
- Toilet, Bathroom & 3 Double Bedrooms (1 with walk-in wardrobe).
- Enclosed rear garden. Large Workshop/Store. Off road parking.

***Offers Over £180,000***  
***Home Report Valuation £180,000***

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

## 48 HIGH STREET, BUCKIE, AB56 1AU

### TYPE OF PROPERTY

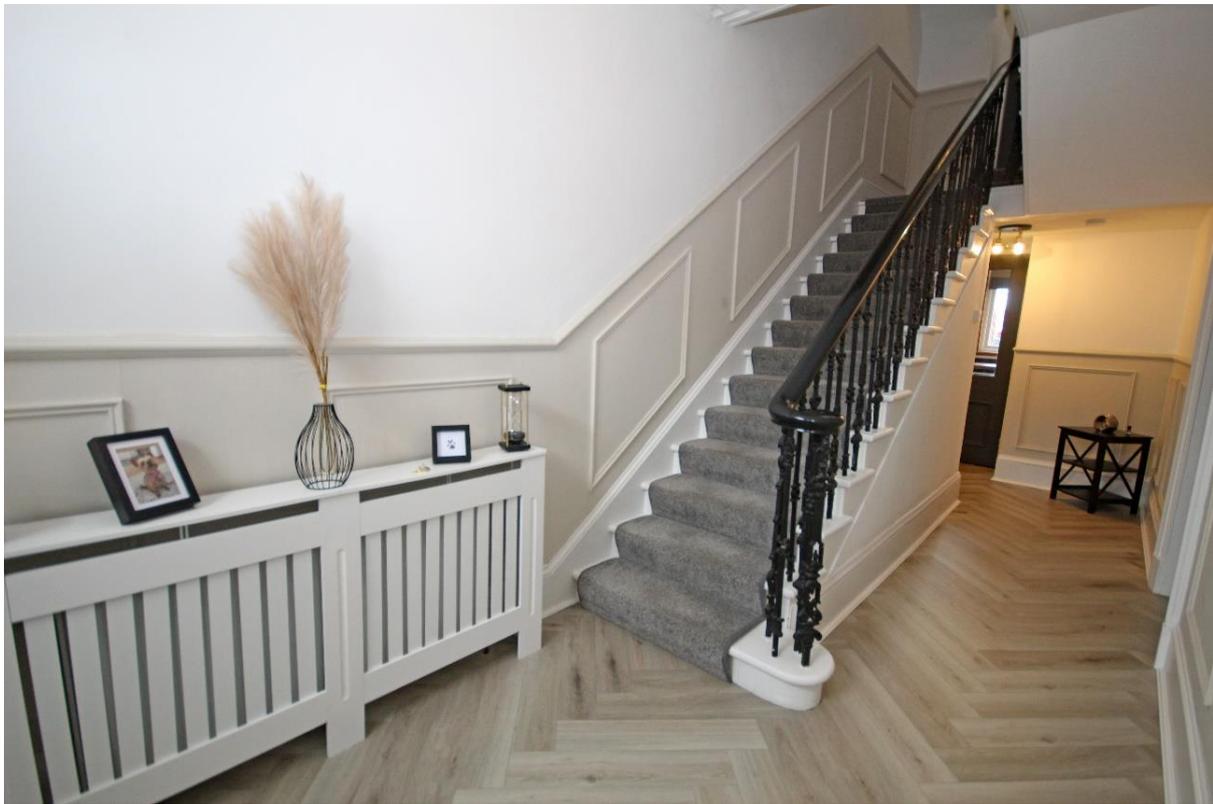
We offer for sale this traditional semi-detached dwellinghouse, which is situated centrally in the popular coastal town of Buckie. The property is conveniently placed for town centre shops, supermarkets, schools and leisure facilities making it an ideal purchase for those with family. This home has been upgraded and modernised over the years; it offers spacious, well-appointed family accommodation over two floors and benefits from double-glazing and mains gas central heating. The present owner has presented the property well, it has been 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, with glazed name panel above into the hallway, which allows access to

the lounge, sitting room/bedroom 4 and the utility room. Built-in under stair cupboard with fitted shelving. Purpose built cupboard housing the electric meter and fusebox. The staircase gives access from this area to the first floor accommodation.



#### Lounge

6.55 m x 3.05 m

Spacious, bright and airy double aspect room with side facing window and double front facing window. Recessed

fireplace with multi-fuel stove set on a slate hearth. Three illuminated alcoves with fitted display shelving. Doors to the hallway and dining kitchen.





### Dining Kitchen

4.780 m x 2.58 m

Double aspect room with windows on either side. Fitted with a modern selection of base and wall mounted units in a beech effect finish with slate effect countertops. Integrated gas hob, electric oven, extractor hood, fridge and dishwasher. One and a half bowl sink and drainer unit with mixer tap. Splashback wall tiling. Doors to the lounge and utility room.



### Utility Room

2.85 m x 2.10 m

Rear facing window overlooking the garden. Solid wood countertop with spaces below suitable for washing machine and freezer. Built-in cupboard with fitted shelving. Door to the toilet. Glass panelled exterior door allowing access to the rear garden.



### Toilet

Fitted with a white toilet and wash-hand basin. Wall mounted gas central heating boiler. Wall tiling.

### Sitting Room/Bedroom 4

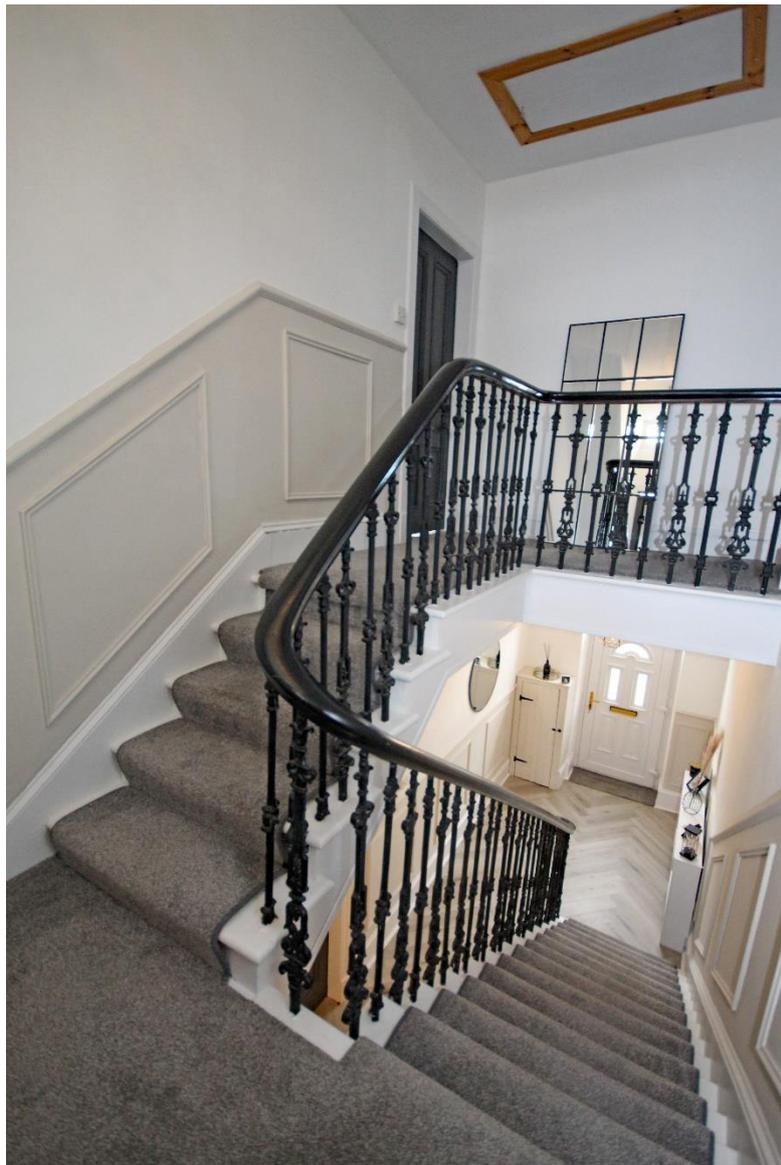
3.06 m x 3.02 m

Rear facing window. Presently used as a sitting room but providing space for use as a dining room or ground floor double bedroom if required.



### Staircase

A lovely feature of the entrance hallway is the traditional staircase with fitted carpet runner and iron balustrades. The staircase allows access from the hallway to the first floor accommodation. A mezzanine floor allows access to the bathroom. The first-floor landing has doors to the all 3 bedrooms. Ceiling hatch with fold down ladder allowing access to the loft space. **The first floor accommodation has some coombed ceilings and measurements are given at the widest points.**



## Bathroom

2.89 m x 2.15 m

Side and rear facing windows. Fitted with a white suite comprising of toilet, wash-hand basin, freestanding bath and separate corner shower cubicle. Contrasting black taps, shower fittings and accents. Double drawer unit fitted below the wash-hand basin. Recessed display areas providing useful storage. Full wall and floor tiling. Heated towel ladder radiator. Illuminated wall mirror.



## Bedroom 1

5.85 m x 3.06 m

Spacious double bedroom with front facing bay window. Built-in cupboard with fitted hanging rail. Open plan to walk-in wardrobe.



## Walk-in wardrobe

Front facing Velux style roof window. Fitted hanging rail.





**Bedroom 2** **3.32 m x 3.30 m**  
Double bedroom with front facing bay window. Built-in cupboard with fitted shelving and hanging rail. Recessed storage areas with fitted shelving.



### Bedroom 3

3.34 m x 2.60 m

Double bedroom with large rear facing Velux style roof

window. Built-in cupboard with fitted hanging rail. Recessed storage areas with fitted shelving.



### OUTSIDE

A good size garden lies to the rear of the property, which enjoys a generally westerly aspect making it a super suntrap during the summer months. The rear garden is enclosed and has been laid mainly in paving and timber decking. Gates to the driveway/off road parking area and to School Lane at the side of the property. Off road parking area laid in lock

block paving providing parking spaces for a number of vehicles. (The owners of 46 High Street, Buckie have a right of access through the garden for taking out bins etc).

### OUTBUILDINGS

Block built store attached to the dwellinghouse with power and light. Timber workshop store with power and light.





**SERVICES**

Mains water, electric, gas and drainage

**ITEMS INCLUDED**

All fitted floor coverings, curtains, window blinds and light fittings. Integrated kitchen appliances.

**Council Tax**

The property is currently registered as band C

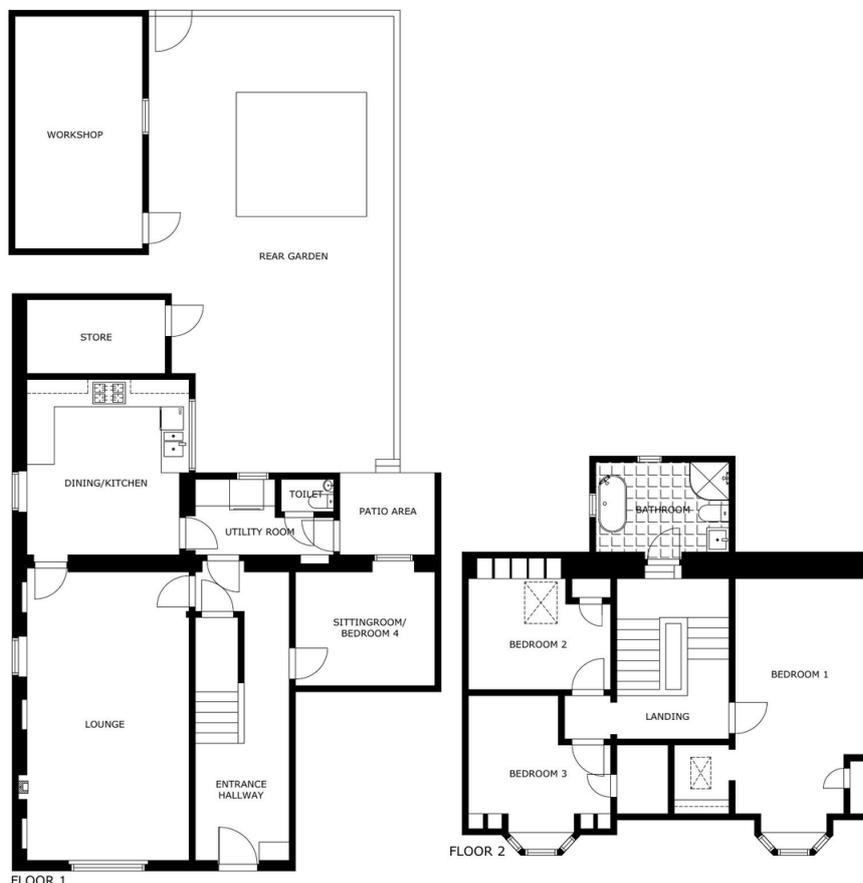
**EPC Banding** EPC=D

**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.**

The Property Shop, 2 Main Street, Turriff AB53 4AD (01888) 563777  
 59 High Street, Turriff AB53 4EL (01888) 563773  
 65 High Street, Banff AB45 1AN (01261) 818883  
 42/44 East Church Street, Buckie AB56 1AB (01542) 833255  
 35 Queen Street, Peterhead AB42 1TP (01779) 476351

38 Broad Street, Fraserburgh, AB43 9AH (01346) 514443  
 21 Market Square, Oldmeldrum AB51 0AA (01651) 872314  
 4 North Street, Mintlaw, AB42 5HH (01771) 622338  
 25 Grant Street, Cullen, AB56 4RS Mon-Fri 1pm-4pm (01542) 840408  
 17-19 Duke Street, Huntly, AB54 8DL (01466) 792331