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3 RICHMOND STREET
BUCKIE , AB56 1UJ



Traditional Semi-Detached Dwellinghouse

- Residential cul-de-sac close to Moray Firth Coast
- Modernised & upgraded home with mains gas C.H
- Hallway, Lounge, Fitted Dining Kitchen, Utility Vestibule
- Bathroom, Wet Room & 3 Double Bedrooms.
- Enclosed rear garden. Off road parking. Store/Shed.

Offers Over £185,000
Home Report Valuation £185,000

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3 RICHMOND STREET, BUCKIE, AB56 1UJ

TYPE OF PROPERTY

We offer for sale this traditional stone built semi-detached dwellinghouse, which is situated within a quiet cul-de-sac of the Gordonsburgh area of Buckie. The property is located close to the picturesque Moray Firth Coast with shops, supermarkets, schools and leisure facilities being available nearby. This home has been upgraded and modernised over the years and offers spacious, well-appointed accommodation over two floors and benefits from full mains gas central heating. The majority of windows are triple glazed and the remainder are double-glazed. The property further boasts a ground floor double bedroom and shower room. The present owner has presented the property, it has been tastefully decorated and all fitted floorcoverings, curtains, window blinds and light fittings are included leaving this home in a move in condition.

ACCOMMODATION

Entrance Hallway

Enter through substantial exterior door into the entrance hallway which has doors to the lounge, bedroom 3 and the



shower room. Built in understairs cupboard with fitted shelving and light. The staircase gives access to the first-floor accommodation.



Lounge

5.04 m x 3.77 m

Front facing window. Marble fireplace and hearth with pebble effect, electric fire. Fitted corner unit with double cupboard below. Door to the dining kitchen.



Dining Kitchen

4.26 m x 2.79 m

Side and rear facing window. Fitted with a selection of base and wall mounted units in a cream coloured, country shaker style finish with butcher block countertops. Rangemaster

electric cooker. Deep Belfast sink. The central heating boiler is concealed within one of the wall cabinets. Shelving and bottle racks fitted below the rear facing window. Door to the utility vestibule.



Utility Vestibule **2.25 m x 1.10 m**
Side facing window. Glass panelled exterior door. **The washing machine and fridge freezer are to be included in the price.**

Bedroom 3 **5.13 m x 3.59 m**
Double aspect room with front and rear facing windows. Presently used as a home gym but providing space for use as a sitting room or ground floor double bedroom if required. Fitted shelving below the front facing window. Built in cupboard housing the electric meter.



Wet Room

3.54 m x 1.69 m

Rear facing window. Fitted with white toilet and wash hand basin. Walk-in shower area with glazed screen. Splashback wall tiling. Fitted furniture in a walnut effect finish providing storage cupboards and drawer unit. Splashback wall tiling. Heated towel ladder radiator.



Staircase

A carpeted staircase with wooden banister and spindles allows access from the entrance hallway to the first floor landing. The first floor landing provides space for a small seating area and has a front facing window. Doors to bedroom 1, bedroom 2 and the bathroom. Ceiling hatch allowing access to the loft. **The first floor accommodation has some coombed ceilings and measurements are given at widest points.**



Bedroom 1

4.93 m x 3.16 m

Spacious, double size bedroom with front facing window and rear facing Velux style roof window. Triple built in wardrobes with sliding doors, fitted shelving and hanging rail.



Bathroom**2.62 m x 2.22 m**

Rear facing window. Fitted with a white suite comprising of toilet, wash hand basin and free-standing bath. Mirrored wall cabinet.

**Bedroom 2****4.88 m x 3.48 m**

Spacious double size bedroom with front facing window. Triple built in wardrobe with sliding doors, fitted shelving and hanging rail. Fitted desk/vanity area.



OUTSIDE

An enclosed garden lies to the rear of the property. The garden has been laid in paving for ease of maintenance. Off road parking area to the side of the property. Outside lights with PIR sensors. Water tap.



Shed/Store

4.75 m x 1.65 m

Fully lined, shed/store with power and light. Fitted shelving.

SERVICES

Mains water, electricity, gas and drainage.

ITEMS INCLUDED

All fitted floorcoverings, curtains, window blinds and light fittings.

Council Tax

The property is currently registered as band B

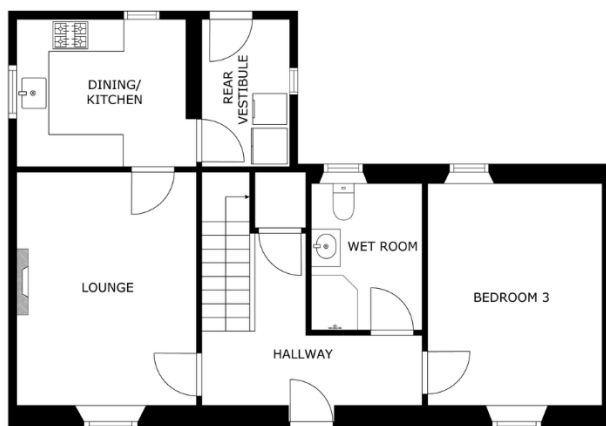
EPC Banding EPC=C

Viewing

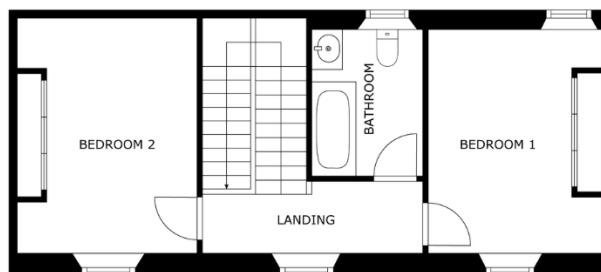
By appointment only which can be arranged by contacting our Buckie Office on 01542 833255

Email buckie.property@stewartwatson.co.uk

Reference Buckie/CF



FLOOR 1



FLOOR 2

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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