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18 SHEARER AVENUE
BUCKIE, AB56 1PF



Terraced Dwellinghouse

- Popular residential area close to shops & schools
- Triple Glazing & gas C.H
- Hallway, Large Lounge, Fitted Dining Kitchen
- Shower Room & 2 Double Bedrooms.
- Enclosed garden. Off road parking. Shed.

Offers Over £115,000
Home Report Valuation £115,000

www.stewartwatson.co.uk

TYPE OF PROPERTY

We offer for sale this attractive, terraced dwellinghouse, which is situated in a popular residential area of the coastal town of Buckie. The property is conveniently placed for the local shops, Millbank Primary and Nursery School with additional shops, supermarkets and amenities being found within the town. This home has been upgraded and modernised and benefits from mains gas central heating, triple glazing and modern internal doors. All fitted floorcoverings, curtains, window blinds and light fittings within the property are to be included in the price.

Hallway

Enter through glass panelled exterior door into the hallway, which has doors to the lounge and dining kitchen. Large under stair cupboard with fitted shelving, coat hooks, electric meter and gas meter. The staircase gives access from the hallway to the first floor accommodation.



Lounge/Dining Area

6.53 m x 3.30 m

Glass panelled door from the hallway. Spacious, double aspect room with double front and rear facing windows.



Dining Kitchen

3.40 m x 3.32 m

Double rear facing window. Fitted with a modern selection of base and wall mounted units in a white gloss effect finish with wood effect countertops and co-ordinating mid wall panelling. Integrated electric hob, electric oven and

extractor hood. Inset sink and drainer unit with mixer tap. Built-in larder cupboard with fitted shelving. Glass panelled exterior door giving access to the rear of the property.



Staircase

A carpeted staircase with wooden banister and spindles allows access from the hallway to the first floor accommodation. The first floor landing has doors to the shower room and both bedrooms. Built-in cupboard with

fitted shelving. Ceiling hatch with pull down wooden ladder allowing access to the partly floored loft space.

Shower Room

1.92 m x 1.76 m

Rear facing window. Fitted with a white suite comprising of toilet, wash-hand basin and corner shower cubicle. Full wall tiling.



Bedroom 1

4.52 m x 2.85 m

Spacious double bedroom with double, front facing window. Triple built-in wardrobe with sliding mirror doors, fitted shelf and hanging rail. Recessed study area with fitted desk and shelf.



Bedroom 2

3.62 m x 3.05 m

Double bedroom with double rear facing window. Double built-in cupboard with fitted shelf, hanging rail and the gas central heating boiler.



OUTSIDE

The property occupies a good size site with garden areas to the front and rear. The front garden is enclosed and enjoys a generally southerly aspect and is mainly laid in grass. The rear garden has been tarred for ease of maintenance creating a driveway with off road parking spaces. Wooden garden shed. Outside light and water tap.

SERVICES

Mains water, electric, gas and drainage.

ITEMS INCLUDED

All fitted floorcoverings, window blinds and light fittings. The integrated kitchen appliances. Wooden garden shed.

Council Tax The property is 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

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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