



# 16 MAIN STREET BUCKIE AB56 1XQ

TRADITIONAL MID-TERRACE  
4 BEDROOM FAMILY HOME  
WITH GARDEN & GARAGE

- HALL
- LOUNGE
- SITTING ROOM
- DINING KITCHEN
- UTILITY ROOM WITH W.C.
- BATHROOM
- FOUR DOUBLE BEDROOMS
- DOUBLE GLAZING
- GAS CENTRAL HEATING

Council Tax Band Currently: B  
EPC Band: E

**Viewing:** By contacting our  
Buckie Office on 01542 831307



Offers over  
**£175,000**



**grantsmith**  
LAW PRACTICE

## 16 MAIN STREET, BUCKIE

This mid-terraced property is situated close to the seafront and metres from the Old Buckpool Harbour on the Moray route of the Speyside Way. Sea views can be appreciated from the rear of the property. Primary and secondary schools, as well as local amenities, are all within walking distance. The home retains traditional features and offers spacious accommodation. The accommodation which is spread over two floors comprises; Hall, Lounge, Sitting Room, Ground Floor Bedroom, Dining Kitchen, and Utility Room with WC and on the First Floor; Three Bedrooms and Bathroom. All fitted floor coverings, curtains, blinds and light fittings are to be included in the sale.

### ENTRANCE

A uPVC door with glazed pane above leads into the hall.

### HALL

**3.70m x 2.30m**

Hall accesses the lounge, sitting room and stairs to the first floor. Traditional features within the hall include deep skirtings, decorative coving, and the wooden staircase with curved handrail. Laminate flooring in the hall with a carpeted staircase.

### LOUNGE

**4.95m x 3.50m**

Accessed via a panelled door, the lounge has a window to the front. The focal point of this room is a wooden fire surround with tiled hearth housing an electric fire. Traditional features include deep skirtings and wood panelling at the window. Shelved meter cupboard. A panelled door in the lounge opens through to the rear vestibule. Fitted carpet.





### **REAR VESTIBULE**

The rear vestibule is accessed from the lounge and accesses the dining kitchen and rear carpeted staircase which leads up to bedroom 4. Exterior uPVC door out to the rear garden.

### **DINING KITCHEN**

**3.70m x 3.30m**

Accessed via a panelled door the kitchen has two windows overlooking the garden and the old harbour. Fitted with ample base and wall mounted units with contrasting worktop and tiled splashback. 1 ½ sink with drainer and mixer tap. Inset electric oven and cooker hood with extractor. The Hotpoint fridge freezer will remain. A shelved pantry cupboard offers additional storage. Ample space for a dining set. Vinyl flooring.



### **SITTING ROOM**

**5.00m x 2.90m**

The sitting room has a window overlooking the front of the property. Traditional features within this room include deep skirting, decorative coving, a ceiling rose and panelling at the window. The sitting room has wood-panelled doors leading to the ground floor bedroom and the utility room. Laminate flooring.

### **GROUND FLOOR BEDROOM**

**3.70m x 3.45m**

Accessed from the sitting room is the ground floor double bedroom, which has a window overlooking the rear. This bedroom has fitted wardrobes with sliding doors, shelving, and a hanging rail.



## UTILITY ROOM & WC

4.51m x 2.90m

Two steps lead down to the utility room from the sitting room. The utility is fitted with a selection of wall mounted and base units with contrasting worktop. The Hotpoint washing machine and Siemen tumble dryer will remain. Stainless steel sink with drainer and mixer tap at the window overlooking the rear garden. A sliding door access the w.c. There is an external door within the utility which is not currently used.



## STAIRCASE

A carpeted staircase with wooden balustrade, spindles and curved handrail leads to the first floor the landing. The landing has a Velux window and accesses bedrooms 2 & 3 and the bathroom. A second carpeted staircase in the rear vestibule accesses bedroom 4.

## **BEDROOM TWO**

**4.90m x 3.40m**

A double bedroom with a front facing window with a deep display sill. Built in wardrobes with hanging rails and shelving. This room is split with a door leading to a separate section of the room. Laminate flooring.

## **BEDROOM THREE**

**3.60m x 3.45m**

Third double bedroom with window to the front with a deep display sill. Built in wardrobes with sliding doors, shelving and hanging rail. A door from this room leads to a hall/storage area with a hatch to the loft. A further glazed door leads into bedroom 4. Fitted carpet.

## **BEDROOM FOUR**

**4.00m x 4.00m**

Accessed via a glazed door and down a step down from the hall/storage area. This double room has a rear facing window with exceptional sea views. Built in wardrobes within this room house the boiler. This room is also access by the rear staircase from the vestibule. The staircase has a side window also providing a lovely view.

## **BATHROOM**

**3.26m x 2.20m**

Rear facing partially frosted window to the rear. White three piece suit consisting w.c. hand basin set within a vanity unit with a selection of drawers and shelving and bath with Mira Sport shower above. Wall mounted medicine cabinet and bathroom accessories. Vinyl flooring.









## **GARDEN**

The fully enclosed garden is paved for ease of maintenance with an area of bedding. The sea front is metres from the wooden garden gate. The old harbour is a large recreational area with a children's playpark. A brick built shed has power and light with fitted worktop, cupboards and shelving. Outside tap. There is an area out with the boundaries of the property which local residents use as off-street parking.

Across the street on Main Street, the owners have a wooden garage. The garage was purchased bought by the sellers in 2002 however they do not own the ground on which the garage stands. No rent has been paid on the garage ground since their purchase of the garage. No title will be given to the garage.

## **IMPORTANT INFORMATION**

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 must satisfy themselves by inspection or otherwise, as to the accuracy of each of the statements contained within these particulars. No warranty is provide for the kitchen appliances which will remain.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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