

# STEWART & WATSON

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**34 WEST CATHCART STREET**  
*BUCKIE, AB56 1PP*



## *Substantial Detached Dwellinghouse*

- Sought after area close to town centre, schools & leisure centre
- Spacious family home with D.G & gas C.H.
- Hallway, Lounge, Fitted Dining Kitchen, Utility Room
- Bathroom, Shower Room & possible 4 Double Bedrooms.
- Large rear garden. Garage, Workshop, Driveway & Garden Cabin.

***Offers Over £210,000***  
***Home Report Valuation £210,000***

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## 34 WEST CATHCART STREET, BUCKIE, AB56 1PP

### TYPE OF PROPERTY

We offer for sale this substantial and spacious, detached dwellinghouse, which is situated in a popular residential area. The property is conveniently placed for the town centre, shops, supermarkets, primary and secondary schools and leisure centre making it an ideal purchase for those with family. This home offers spacious, well-appointed accommodation over two floors and benefits from full double-glazing and mains gas central heating. Some of the traditional features within the property have been retained including the panelled internal doors and staircase, which

will certainly appeal to those seeking a home with charm and character. All fitted floor coverings, curtains, window blinds and light fittings are included in the price.

### ACCOMMODATION

#### Hallway

Enter through glass panelled exterior door into the hallway, which has doors to the lounge, sitting room and bedroom 3. The staircase allows access from this area to the first floor accommodation.



#### Lounge/Bedroom 4

4.94 m x 3.48 m

Front facing window. Feature stone fireplace with wooden mantle and slate hearth with log effect electric fire. Recessed display alcoves with cupboards below at either side of the fireplace. Presently used as a lounge but providing space for use as an additional ground floor bedroom, if required.





### Sitting/Dining Room

4.98 m x 3.40 m

Front facing window. Recessed display alcove with double



cupboard below. Doors to the entrance hallway and rear hallway.



### Rear Hallway

This area has access to the sitting/dining room, dining kitchen, shower room and the utility area. Ceiling hatch allowing access to the loft space. Glass panelled exterior door giving access to the rear garden.

### Utility Room

Fitted base and wall mounted units. Sink and drainer unit with mixer tap. Plumbing for washing machine and space suitable for tumble dryer. Wall mounted gas central heating boiler.

### Shower Room

Fitted with a white suite comprising of toilet, wash-hand basin and shower cubicle. Double cupboard fitted below the wash-hand basin. Fitted shelving. Heated towel ladder radiator. Illuminated, wall mirror.





### Dining Kitchen

4.66 m x 2.93 m

Bright and airy, double aspect room with large side and rear facing windows. Fitted with a selection of base and wall mounted units in an oak effect, shaker style finish with



granite effect countertops. Electric cooker with induction hob and double oven. One and a half bowl sink and drainer unit with mixer tap. Coloured glass splashback. Fitted breakfast bar.



### Bedroom 3

3.71 m x 2.82 m

Double size bedroom with rear facing window. Double fitted wardrobe with fitted hanging rail.



### Staircase

A carpeted staircase with wooden banister and carved spindles access from the entrance hallway to the first floor accommodation. The first floor landing has a front facing



window (fire escape), doors to the bathroom, bedroom 1 and bedroom 2. **The first floor accommodation has some coombed ceilings and measurements are given at widest points.**

**Bedroom 1** **3.69 m x 3.13 m**

Double bedroom with front facing window. Three, double built-in wardrobe with fitted shelf and hanging rail.



**Bedroom 2** **3.46 m x 3.14 m**

Double bedroom with front facing window. Two double, built-in wardrobes with fitted shelf and hanging rail. Built-

in cupboard with fitted shelving and access hatch to the loft space.



**Bathroom** **2.55 m x 2.14 m**

Read facing window. Fitted with a white suite comprising of toilet, wash-hand basin, bath and separate shower cubicle. Full wall and floor tiling. Fitted with a selection of oak effect furniture providing useful storage cupboards and enclosing the cistern.





## OUTSIDE

A concrete driveway at the side of the property allows access to the garage, rear garden and provides off road parking spaces. A lovely garden area lies to the rear of the property, which is generally private and is enclosed on 3 sides. Area laid in grass, established shrub and flower borders and a productive garden area ideal for fruit and vegetables. Concrete patio area.



## Garden Cabin

Lined garden cabin with power enjoying views over the rear garden. The cabin is used as an office/study but offers excellent potential for a variety of uses/hobbies.



## Garage & Workshop/Garden Store

Large garage with electric rollup door allowing car access from the driveway. Power, light and EV charging point. Attached workshop/garden store.



## SERVICES

Mains water, electric, gas and drainage.

## ITEMS INCLUDED

All fitted floorcoverings, curtains, window blinds and light fittings. The electric cooker in the kitchen. Garden cabin. Greenhouse.

**Council Tax** The property is registered as band D

**EPC Banding** EPC=E

## 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

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