

STEWART & WATSON

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11 TITNESS STREET

BUCKIE, AB56 1HR



Traditional Semi-Detached Dwellinghouse

- Popular residential area close to town centre shops & schools
- Spacious accommodation with D.G & mains gas C.H
- Sitting/Dining Room, Fitted Kitchen, Utility, Conservatory
- Bathroom, Office, Box Room & possible 4 Bedrooms (1 en-suite)
- Enclosed rear garden. Driveway. Off road parking area.

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

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TYPE OF PROPERTY

We offer for sale this traditional semi-detached dwellinghouse, which is situated in a popular residential area of the coastal town of Buckie. The property offers spacious, well-appointed accommodation over two floors and is conveniently placed for the town centre shops, schools and amenities. A new central heating system, with Hive control and new kitchen units with integrated appliances were installed in 2023, the property also benefits from double-glazing but would be enhanced by some modernisation works being completed.

ACCOMMODATION

Hallway

Enter through glass panelled exterior door into the hallway, which has doors to the sitting/dining room, lounge/bedroom 3, bathroom and bedroom 4. The staircase allows access from this area to the first-floor accommodation.



Sitting/Dining Room

4.29 m x 3.18 m

Glass panelled door from the hallway. Front facing window. Recessed display alcove with double cupboard below housing the gas meter. Glass panelled door to the inner hallway.



Inner Hallway

This area has a door to the sitting/dining room and provides access to the dining kitchen and utility area.

Utility Area

2.10 m x 1.21 m

Side facing window. Fitted base unit in a white shaker style finish with grey coloured countertops and co-ordinating mid-wall panelling. Sink and drainer unit with mixer tap. Wall mounted gas central heating boiler.

Kitchen

3.22 m x 2.84 m

Fitted with a modern selection of base and wall mounted units in a white shaker style finish with grey coloured countertops and co-ordinating mid-wall panelling. Integrated induction hob, electric oven, extractor hood and dishwasher. One and a half bowl sink and drainer unit with mixer tap. Double glass panelled doors to the conservatory.



Conservatory**3.43 m x 2.51 m**

A lovely addition to the rear of the property with windows on three sides enjoying views over the driveway, parking

area and across the rear garden. Double glass panelled exterior doors allowing access to the rear garden.

**Lounge/Bedroom 3****5.60 m x 3.20 m**

Glass panelled door from the hallway. A spacious room with front facing window. Tiled fireplace and hearth. Built-in cupboard with fitted shelving and the electric meter. Door to the office/dressing room.

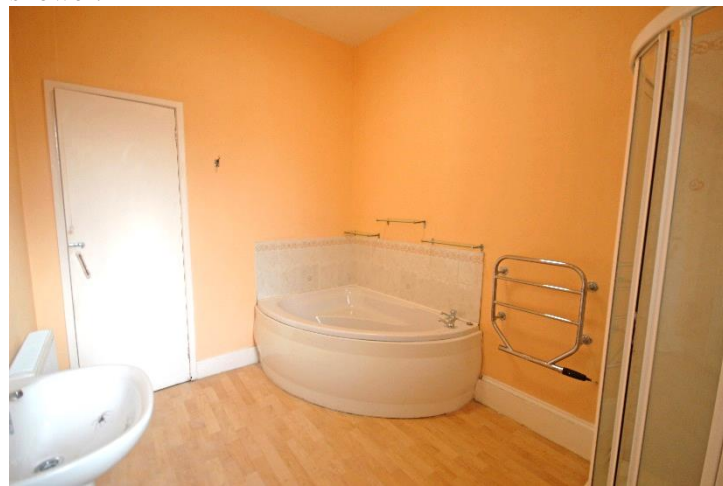


Office/Dressing Room**3.32 m x 2.85 m**

Rear facing window. Located off the lounge/bedroom 3 and providing a handy space for use as an office or as a possible nursery/dressing room if used as a bedroom.

**Bathroom****3.22 m x 2.38 m**

Rear facing window. Fitted with a white suite comprising of toilet, wash-hand basin, corner bath and separate corner shower.

**Bedroom 4****4.24 m x 2.40 m**

Rear facing window. Built-in under stair cupboard.

**Staircase**

Staircase with wooden banister allows access from the entrance hallway to the first floor accommodation. On the first floor landing at the top of the stairs is a useful seating area with front facing window. The landing has doors to bedroom 1, bedroom 2 and the boxroom. Glass panelled

exterior door allows access to the external staircase. **The first floor accommodation has some coombed ceilings and measurements are given at widest points.**

Bedroom 1**5.63 m x 3.13 m**

Spacious double bedroom with front facing window. Door to the en-suite bathroom.



En-suite**2.33 m x 1.53 m**

Rear facing Velux style roof window. Fitted with a white suite comprising of toilet, wash-hand basin and bath. Full wall tiling.

**Bedroom 2****5.625 m x 3.67 m**

Spacious double bedroom with front facing window.

**Boxroom****2.30 m x 1.76 m**

Rear facing Velux style roof window. Useful office/boxroom, toy/playroom or single bedroom.

OUTSIDE

At the side of the property a stone chip driveway, shared with the neighbouring property at 13 Titness Street allows access to the parking area and wooden garage (currently in a dilapidated condition). A wooden gate allows access from the parking area to the rear garden. The rear garden is enclosed and enjoys a generally southerly aspect making it super suntrap in the summer months. Area laid in grass. A paved patio area provides a super spot for alfresco dining or possible off road parking space for additional vehicles and/or caravan/motor home. An external staircase allows alternative access to the first floor accommodation. Storage area below the external staircase.



SERVICES

Mains water, electric, gas and drainage.

ITEMS INCLUDED

Any floorcoverings, curtains and light fittings. The integrated kitchen appliances.

Council Tax

The property is 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

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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