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40 YARDIE
BUCKIE, AB56 1XJ



Traditional Detached Dwellinghouse

- Popular residential area close to Moray Firth Coast.
- Spacious accommodation with D.G & gas C.H
- Hallway, Lounge, Sitting/Dining Room, Dining Kitchen
- Utility Porch, Toilet, Bathroom & 2 Double Bedrooms.
- Small yard to the rear of the property.

Offers Over £110,000
Home Report Valuation £110,000

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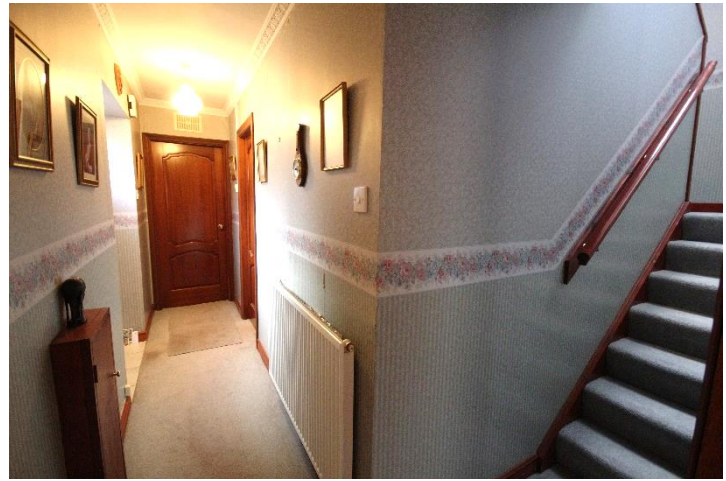
TYPE OF PROPERTY

We offer for sale this traditional detached dwellinghouse, which is situated in a popular residential area on the lower part of the coastal town of Buckie. The property is located close to the Old Buckpool Harbour, picturesque Moray Firth Coast and the start of The Speyside Way. Shops, supermarkets, leisure facilities and amenities can be found within Buckie town centre. This home has been upgraded and modernised over the years, it offers accommodation over two levels and benefits from hardwood finishings and internal doors, double-glazing and mains gas central heating. Any fitted floorcoverings, curtains, window blinds and light fittings are to be included in the sale price.

ACCOMMODATION

Hallway

Enter through substantial wooden exterior door into the hallway, which has doors to the lounge, dining kitchen and sitting/dining room. The staircase allows access from this area to the first floor accommodation. Purpose built cupboard housing the electric meter.



Lounge

4.16 m x 3.70 m

Double aspect room with front and rear facing windows. Wooden fire surround with marble effect backing, hearth and living flame style gas fire.



Dining Kitchen

3.57 m x 3.16 m

Double rear facing window. Fitted with a selection of base and wall mounted units in a mahogany effect, shaker style

finish. Integrated gas hob, electric oven and extractor hood. One and a half bowl sink and drainer unit with mixer tap. Splashback wall tiling. Built-in under stair cupboard.



Sitting/Dining Room

4.18 m x 2.48 m

Front facing window. Presently used as a dining room but providing space for use as a family sitting room or as a possible ground floor bedroom. Door with steps leading up to the utility porch.



Utility Porch

2.90 m x 1.72 m

Glass panelled exterior door giving access to the rear yard. Wall mounted gas central heating boiler. Space for washing machine. Double, louvre doors allow access to the toilet.

Toilet

1.72 m x 1.28 m

Side facing window. Fitted with a white toilet and wash-hand basin. Storage cupboard.



Staircase

A carpeted staircase with wooden banister allows access from the entrance hallway to the first floor accommodation. The landing has doors to the bathroom and both bedrooms. Built-in cupboard with fitted shelving. Built-in cupboard with light. Ceiling hatch allowing access to the loft space. **The first floor accommodation has some coombed ceilings and measurements are given at widest points.**

Bedroom 1

4.22 m x 3.61 m

Spacious double bedroom with front and rear facing Velux style roof windows. Built-in cupboard with fitted shelving and hanging rail. Built-in cupboard with shelving and hanging rail.



Bathroom

2.14 m x 1.93 m

Rear facing window. Fitted with a coloured suite comprising of toilet, wash-hand basin, bath and separate shower cubicle. Full wall tiling. Built-in cupboard with fitted shelving.



Bedroom 2

4.24 m x 2.49 m

Double size bedroom with front and rear facing Velux style roof windows. Built-in cupboard with fitted hanging rail.



OUTSIDE

A small yard lies to the rear of the property. Wooden gate to the side street.

SERVICES

Mains water, electric, gas and drainage.

ITEMS INCLUDED

All fitted floorcoverings, curtains, window blinds and light fittings. The integrated kitchen appliances.

Council Tax The property is registered as band B

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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