

STEWART & WATSON

your **complete** property & legal service

41 WEST CHURCH STREET
BUCKIE, AB56 1BP



Spacious Maisonette

- Popular central location close to town centre shops & schools
- Modernised home with many traditional features. D.G & gas C.H
- Vestibule, Large Lounge, Dining Kitchen, Utility Area
- Bathroom & 3 Double Bedrooms. Excellent Attic space with Office.
- Large garden to the rear of the property.

Offers Over £150,000
Home Report Valuation £150,000

www.stewartwatson.co.uk

TYPE OF PROPERTY

We offer for sale this spacious maisonette, which forms the first and top floors of a substantial stone built property, which is situated in a central location the coastal town of Buckie. This property is conveniently placed for the town centre shops, supermarkets, schools and leisure centre. The property offers spacious, well appointed accommodation and benefits from full double-glazing and mains gas central heating. This home has been upgraded and modernised over the years but many of the traditional features have been retained including the high ceilings with plaster cornice detail, panelled interior doors and the beautiful staircase and wrought-iron balustrades, which will appeal to those seeking a home with charm and character. The present owner has presented the property well and all fitted floorcoverings, curtains, window blinds and light fittings are included in the sale.

ACCOMMODATION

Vestibule

Enter through UPVC exterior door with glazed number panel above into vestibule. Traditional floor tiling. Purpose built double cupboard housing the electric meter and fuses. Traditional glass panelled door access to the staircase

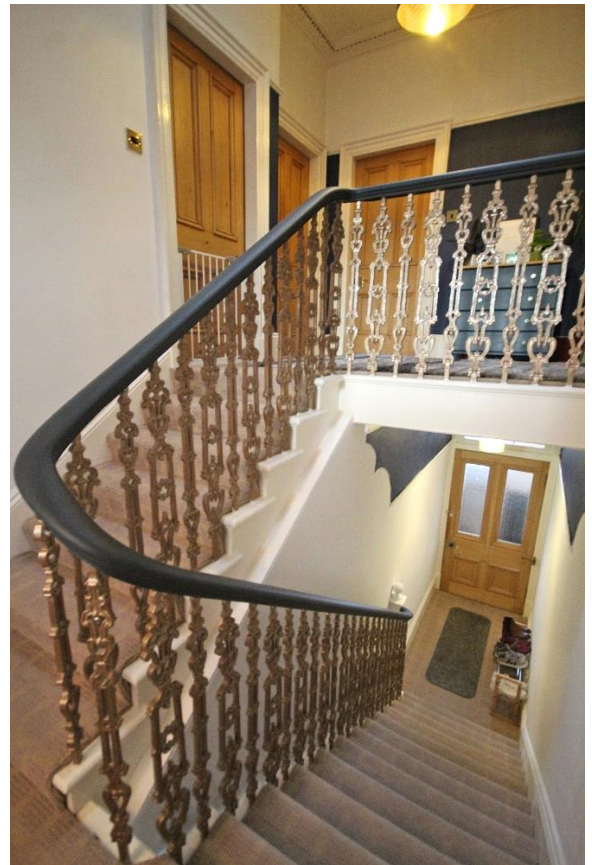
Staircase

Attractive staircase with wooden banister and wrought iron balustrades allows access up to the first floor accommodation. The staircase splits on a mezzanine floor with access to the front and rear of the property. The rear landing has a side facing window and has a door to the bathroom.

Bathroom

3.10 m x 2.39 m

Side and rear facing windows. Fitted with a white suite comprising of toilet, wash-hand basin and shaped bath with shower fitment above. Double unit fitted below the wash-hand basin. Timber wall linings to dado height. Wet wall splashback panelling.



Front landing

The front landing has doors to the lounge, dining kitchen, all 3 bedrooms and to the staircase which gives access to the attic space. Glazed ceiling panels allowing light to pass

onto the stairway and landing from the loft space. Traditional ceiling cornice. Built in cupboard with fitted shelf.



Lounge

5.11 m x 5.04 m

A spacious, bright and airy room with triple front facing window. Traditional ornate ceiling cornice detail.



Dining Kitchen**4.35 m x 3.62 m**

Rear facing window. Fitted with a selection of base and wall mounted units with marble effect countertops. Integrated gas hob, electric oven and extractor hood. Inset one and a half bowl sink and drainer unit with mixer tap. Splash back wall tiling. Traditional ceiling cornice. Doorway to the utility room.

**Utility Room****1.87 m x 1.36 m**

Glass panelled exterior door giving access onto the balcony area. Double base unit, roll top work surface with inset sink and drainer unit. Splash back wall tiling.

Bedroom 1**4.19m x 4.19m**

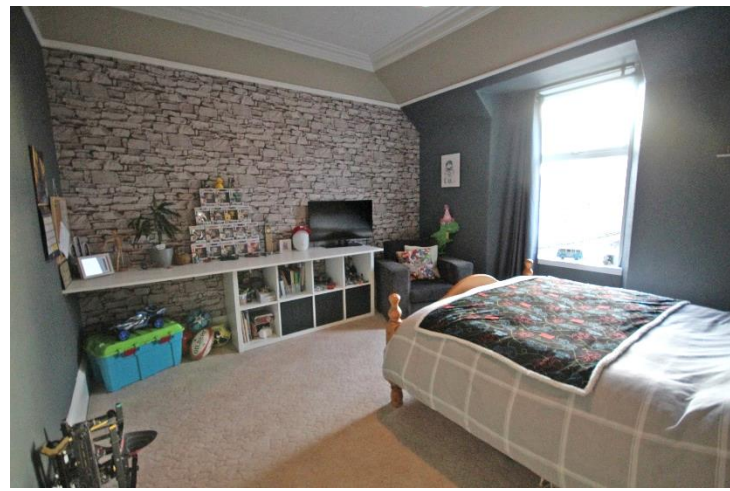
Large master bedroom with double front facing window. Traditional ceiling corner.



Bedroom 2

3.99m x 3.67m

Double bedroom with rear facing window. Traditional ceiling cornice.



Bedroom 3

3.20m x 2.86m

Double front facing window. This room is presently used as a sitting/games room but provides space for use as an additional double bedroom.



Staircase

A door on the first floor landing gives access to a small hallway with a rear facing window. A smaller staircase allows access from this area up to the attic space. **The attic space and office have coombed ceilings and measurements are given at widest points.**

Attic

13.00 m x 3.96m

Open plan attic space with 4 rear facing Velux style roof windows. This area is floored, insulated and is presently used for storage, but may be suitable for development to (subject to obtaining the necessary planning consents). Wall mounted gas central heating boiler. Door to the office.





Office **3.57 m x 2.56 m**
 Front facing window. Floored and lined room is presently used as an office/study and is fully floored and lined.



OUTSIDE
Balcony Area

This area provides a right of access for the property to the rear garden. A stone staircase (shared with 41a) allows access to the rear garden.



Garden

A large garden lies to the rear of the property, which provides excellent potential for landscaping and possible development (subject to obtaining any necessary planning consents). The concrete path to the west side of the garden is shared and allows access via a wooden gate onto Blairdaff 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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