

# STEWART & WATSON

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**53 BRAEVIEW ROAD**  
**BUCKIE, AB56 1FE**



## *Semi-Detached Dwellinghouse*

- Popular residential area of coastal town
- Spacious accommodation with D.G & gas C.H
- Entrance Porch, Hallway, Large Lounge, Dining Kitchen
- Rear Porch, Shower Room & 2 Double Bedrooms.
- Enclosed gardens surrounding. Off road parking. Sheds.

***Offers Over £120,000***  
***Home Report Valuation £120,000***

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**TYPE OF PROPERTY**

We offer for sale this attractive, semi-detached dwellinghouse, which is situated within a popular residential area of Buckpool, on the western side of the coastal town of Buckie. The property is conveniently placed for the local shops, surgery, golf course and schools. The home offers spacious, well appointed accommodation over two floors and benefits from double-glazing, mains gas central heating and pine internal doors and finishings. The present owners have presented the property well, it has been decorated in neutral tones and all fitted floorcoverings, curtains, window blinds and light fittings are to be included in the price.

**ACCOMMODATION**

**Entrance Porch**

**1.86 m x 1.07 m**

Enter through glass panelled exterior door into the entrance porch. Purpose built cupboard allowing access to the electric meter. Glass panelled door to the hallway.

**Hallway**

Enter into the hallway, which has doors to the lounge, dining kitchen and the bathroom. The staircase allows access from this area to the first floor accommodation.



**Lounge**

**6.53 m x 3.50 m**

Glass panelled door from the hallway. A spacious, double aspect room with two front facing windows and rear facing French doors allowing access to the patio area in the rear garden. Wooden fire surround with marble backing, hearth and gas fire.



### Dining Kitchen

4.26 m x 3.58 m

Glass panelled door from the hallway. An L-shaped room with large rear facing window overlooking the garden. Fitted with a selection of base and wall mounted units in a gloss effect finish. One and a half bowl sink and drainer unit with mixer tap. Splashback wall tiling. Glass panelled door to the rear porch.



### Rear Porch

Glass panelled exterior door giving access to the rear garden. This area has fitted shelving, hooks, power and light.

### Shower Room

2.02 m x 1.93 m

Front facing window into the entrance porch. Fitted with a white suite comprising of toilet, bidet, wash-hand basin and shower cubicle. Full wall tiling.



### Staircase

A carpeted staircase with pine banister and spindles allows access from the hallway to the first floor accommodation.

The first floor landing has doors to both bedrooms. Built-in cupboard with fitted shelving and the gas central heating boiler. 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

4.47 m x 2.95 m

Double bedroom with large rear facing Velux style roof window. Fitted with a selection of bedroom furniture providing wardrobes, cupboards and bedside units. Double built-in cupboard with fitted airing shelving.



**Bedroom 2** **3.34 m x 2.86 m**  
 Double bedroom with large rear facing Velux style roof window. Triple built-in wardrobe with sliding mirror doors, fitted shelving and hanging rail. Double built-in wardrobe with fitted shelf and hanging rail.



**OUTSIDE**

The property occupies a generous corner site with walled garden areas surrounding. The garden area to the front of the property has been laid in paving with some colourful shrub and flower borders. A paved path at the side of the

property allows access to the rear garden. Area laid in grass with some established shrub borders. The rear garden enjoys a generally westerly aspect making it a super suntrap in the summer months. Paved patio area. Metal gates allow car access onto a concrete off road parking area. Rotary clothes dryer. Two wooden garden sheds.



**SERVICES**

Mains water, electric, gas and drainage.

**ITEMS INCLUDED**

All fitted floorcoverings, curtains, window blinds and light fittings. Two wooden garden sheds.

**N.B**

The property is presently fully furnished and items of furniture, furnishings and appliances can also be made available for sale if required.

**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](mailto: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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