

# STEWART & WATSON

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**35B WEST CHURCH STREET**  
*BUCKIE, AB56 1BP*



## *First Floor Flat*

- Popular location close to town centre
- D.G & electric heating
- Furnished accommodation
- Communal Entrance, Hallway, Lounge, Bathroom
- Dining Kitchen and Double Bedroom.

***Offers Over £56,000***

***Home Report Valuation £56,000***

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## 35B WEST CHURCH STREET, BUCKIE, AB56 1BP

### TYPE OF PROPERTY

We offer for sale this first floor flat, which forms part of a traditional style property. This property is located close to the town centre in the coastal town of Buckie and is conveniently placed for shops, supermarkets and amenities. The property benefits from double-glazing and electric heating. The present owners are to leave the property furnished making this an ideal purchase for a first time buyer, or for those looking for an investment opportunity. All fitted floorcoverings, curtains, window blinds and light fittings are to be included in the sale price.

### ACCOMMODATION

#### Communal Entrance

Enter through substantial wooden exterior door on West Church Street into a communal entrance, shared by the 4 flats in the building. A carpeted stairway with

wooden banister allows access from the ground floor entrance to the first floor landing. There are 2 flats on the first floor, where the stairs continue up to the top floor, where there are a further 2 flats.



#### Hallway

Enter into the hallway, which has doors leading to all accommodation. Built-in cupboard with shelf, cold and hot water tanks. Built-in cupboard with shelf.

#### Lounge

Front facing window.

**3.95 m x 3.75 m**





### Dining Kitchen

4.02 m x 3.77 m

An L-shaped room with rear facing window. Fitted with a modern selection of base units in a white gloss

effect finish with contrasting worksurfaces. Integrated electric hob and oven. Inset sink and drainer unit with mixer tap. Space for table and chairs.



## Bedroom

3.94 m x 3.08 m

Double bedroom with front facing window.



## Bathroom

2.25 m x 1.73 m

Rear facing window. Fitted with a white suite comprising of toilet, wash-hand basin and bath with shower fitment above. Wet wall panelling within the bath/shower area.



## SERVICES

Mains water, electric and drainage.

## ITEMS INCLUDED

All fitted floorcoverings, curtains, window blinds and light fittings. The integrated kitchen appliances. The property is presently furnished and all items of furniture, furnishings and appliances will remain in the property and are included in the sale.

## Council Tax

The property is registered as band A

## 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

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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