

STEWART & WATSON

your **complete** property & legal service

35A 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
- Fitted Dining Kitchen and Double Bedroom.

Offers Over £56,000

Home Report Valuation £56,000

www.stewartwatson.co.uk

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 fully furnished making this an ideal purchase for a first time buyer or for those looking for a investment property. All 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 continues up to the top floor, where there are a further 2 flats.



Hallway

Enter into hallway, which has doors leading to all of the accommodation. Built-in cupboard with shelf and the hot water tank. Built-in cupboard with fitted shelving and hanging rail.

Lounge

Front facing window.

3.93 m x 3.83 m





Dining Kitchen

4.04 m x 3.82 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 countertops. Fitted wall shelves. Integrated hob and oven. Inset sink and drainer unit with mixer tap.



Bathroom

2.80 m x 1.83 m

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

shower fitment above. Wet wall splashback panelling within the bath/shower areas.



Bedroom

3.96 m x 2.92 m

Double bedroom with front facing window.



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 within the property will remain and are included in the price.

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

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.

The Property Shop, 2 Main Street, Turriff AB53 4AD (01888) 563777
59 High Street, Turriff AB53 4EL (01888) 563773
65 High Street, Banff AB45 1AN (01261) 818883
42/44 East Church Street, Buckie AB56 1AB (01542) 833255
35 Queen Street, Peterhead AB42 1TP (01779) 476351

38 Broad Street, Fraserburgh, AB43 9AH (01346) 514443
21 Market Square, Oldmeldrum AB51 0AA (01651) 872314
4 North Street, Mintlaw, AB42 5HH (01771) 622338
25 Grant Street, Cullen, AB56 4RS Mon-Fri 1pm-4pm (01542) 840408
17-19 Duke Street, Huntly, AB54 8DL (01466) 792331