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ALT NA CRAIG, 24 HIGHFIELD ROAD
BUCKIE, AB56 1BE



Detached Family Dwellinghouse

- Sought after residential area close to town centre & schools
- D.G, gas C.H, 2 Wood burning stoves & PV solar panels.
- Vestibule, Hallway, Lounge with Dining Area, Dining Kitchen
- Conservatory, Shower Room & possible 4 Bedrooms.
- Enclosed gardens surrounding. Large Garage. Garden Sheds.

Offers Over £199,000
Home Report Valuation £205,000

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ALT NA CRAIG, 24 HIGHFIELD ROAD, BUCKIE, AB56 1BE

TYPE OF PROPERTY

We offer for sale this detached dwellinghouse, which is situated in a much sought after residential area of the coastal town of Buckie. The property is ideally placed for the medical centre, schools, swimming pool/leisure centre, town centre shops, supermarkets and amenities. Alt-na-craig offers spacious, well appointed accommodation over two floors and benefits from full double-glazing, mains gas central heating, 2 wood burning stoves, PV solar panels and additional battery storage. The present owner has 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

Vestibule

Enter through wooden exterior door with glazed side panels into the vestibule. Purpose built double cupboard housing the electric meter and fuses. Glass panelled door to the hallway.

Lounge/Dining Room

7.45 m x 4.13 m

Spacious, open plan lounge/dining room with two glass panelled doors from the hallway. Large front facing

Hallway

Enter into the hallway, which has doors to the lounge, dining area, dining kitchen, sitting room/bedroom 4, bedroom 1 and the shower room. The staircase gives access from the hallway to the first floor accommodation.



window and 2 side facing windows onto the driveway. The lounge area has a Fyfe stone fireplace with recessed wood burning stove set on a paved hearth.



Sitting Room/Bedroom 4

4.94 m x 3.55 m

Glass panelled door from the hallway. Large front facing window. Fyre stone fireplace with recessed wood burning stove set on a paved hearth. Double built-in cupboard with fitted shelving. This room is presently used as a sitting room but provides ample space for use as an additional ground floor double bedroom if required.



Dining Kitchen

3.57 m x 3.10 m

Side facing window. Fitted with a selection of base and wall mounted units. Integrated electric hob and oven. Fitted high level table providing an informal dining space. One and a half bowl sink and drainer unit with mixer tap. Splashback wall tiling. Two built-in cupboards with fitted shelving. Door to the rear hallway.



Rear Hallway

This area allows access to the dining kitchen and the conservatory. Glass panelled exterior door allowing access to the driveway. Built-in cupboard with central heating boiler, hot water tank, fitted shelving and hanging rail.

Conservatory

3.44 m x 2.89 m

A lovely addition to the rear of the property with windows on three side enjoying views over the rear garden. Glass panelled exterior door giving access to the rear garden.



Bedroom 1

3.48 m x 2.88 m

Double bedroom with rear facing window.



Shower Room

2.10 m x 1.83 m

Rear facing window. Fitted with a white suite comprising of toilet, wash-hand basin and large offset corner shower cubicle. Fitted with a selection of furniture in a white gloss effect finish providing useful cupboards, storage areas and enclosing the cistern. Full wet wall panelling.



Staircase

An open tread staircase allows access from the hallway to the first floor accommodation. Rear facing Velux style roof

window. The first floor landing has doors to bedroom 2 and bedroom 3. **The first floor accommodation has some**

coombed ceilings and measurements are given at widest points.



Bedroom 2 **4.08 m x 3.09 m**
Spacious double bedroom with front facing window. Access to eaves storage space and cold water tank. Ceiling hatch allowing access to the loft space.



Bedroom 3 **3.30 m x 2.96 m**
Double bedroom with front facing window. Walk-in wardrobe with airing shelving and light. Access to eaves.



OUTSIDE

The property occupies a generous site with enclosed gardens surrounding. The garden to the front of the property has an area laid in grass with some established shrubs, plants and a mature hedge border adding privacy. A driveway at the side of the property allows access to the garage and provides a turning point and ample off road parking for numerous vehicles. The rear garden is enclosed and private making it ideal for those with children and pets. Area laid in grass with some well stocked, mature shrub borders.



Garage/Workshop

6.71 m x 5.26 m

Large block built detached garage with electric up and over door allowing car access from the driveway. Wooden side door allowing access to the rear garden. Partitioned workshop area with sink, power and light.

Outbuildings

Garden sheds. Log store. Coal store. Greenhouse.



SERVICES

Mains water, electric, gas and drainage.

ITEMS INCLUDED

All fitted floorcoverings, curtains, window blinds and light fittings. The integrated kitchen appliances. Garden sheds. Log store. Coal store. Greenhouse.

Council Tax

The property is registered as band D

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.

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