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GLASWYND, CLOCHAN
BY BUCKIE, AB56 5DR



Detached Modern Family Villa

- Sought after semi-rural location with stunning views
- Spacious accommodation. D.G, oil C.H & wood burning stove
- Lounge, Dining Kitchen, Utility Room, Dining Room/Office,
- Toilet, Shower Room & 3 Bedrooms (1 en-suite). Large Loft Space.
- Approx. 0.7 acre of garden grounds. Garage & Parking.

Offers Over £330,000
Home Report Valuation £330,000

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GLASWYND, CLOCHAN, BY BUCKIE, AB56 5DR

TYPE OF PROPERTY

We offer for sale this detached modern family villa, which is situated in a peaceful semi-rural location approximately 4 miles from the coastal town of Buckie, where shops, supermarkets, schools and a range of amenities can be found. The property occupies a prime elevated site commanding stunning views over the surrounding countryside towards the coastal villages and across the Moray Firth. Glaswynd was completed in 2006 and offers spacious, well-appointed family accommodation over two floors with full double-glazing, oil fired central heating and a multi-fuel stove. This home further boasts a spacious lounge, fitted dining kitchen, cloakroom toilet, study, utility room and master bedroom with en-suite bathroom all on the ground floor with a shower room and 2 further double

bedrooms all on the first floor. Any fitted floorcoverings, curtains and light fittings within the property will remain and are included in the price.

ACCOMMODATION

Vestibule

Enter through glass panelled exterior door into the vestibule. Solid wood flooring with mat well. Glass panelled door to the hallway.

Hallway

Enter into the hallway, which has doors to the lounge, dining kitchen, dining room/office, cloakroom toilet and bedroom 1. Built-in under stair cupboard with fitted shelf. The staircase allows access from this area to the first floor accommodation.



Lounge

5.78 m x 4.03 m

Glass panelled door from the hallway. A spacious, double aspect room with side facing window and a double rear facing window enjoying views over the rear garden towards

the Moray Firth and the Caithness Hills on a clear day. Fyfestone fireplace with substantial wooden mantle and multi-fuel stove set on a slate hearth. Solid wood flooring. Double, glass panelled doors to the dining kitchen.





Dining Kitchen

5.42 m x 3.92 m

Glass panelled door from the hallway. Two front facing windows. French doors to the side of the property. Recently fitted with a modern selection of base and wall mounted units in a shaker style finish with wood effect countertops. Features of the kitchen include, deep pan drawers, pull out corner cabinets, spice/bottle cabinets and bin/recycling unit. Integrated fridge freezer and dishwasher. Belfast style sink with mixer tap. Splashback wall tiling. Double glass panelled doors to the lounge.





Cloakroom Toilet

Fitted with a white suite comprising of toilet and wash-hand basin. Fitted cupboard below the wash-hand basin. Splashback wall tiling.



Office/Dining Room

3.05 m x 2.54 m

Double, rear facing window giving views over the garden. This room is presently used as a hobby/craft room but provides ample space for use as a dining room, home office, childrens toyroom or as an additional sitting/family room. Stable style doors to the hallway and utility room.



Utility Room

2.52 m x 2.06 m

Fitted with a selection of base and wall mounted units. Sink and drainer unit. Splashback wall tiling. Glass panelled exterior door allowing access to the rear garden.



Master Bedroom

3.88 m x 3.88 m

Double bedroom with double, front facing window. Double built-in wardrobe with sliding doors, fitted shelf and hanging rail. Solid wood flooring. Door to the en-suite.





En-suite

3.23 m x 1.72 m

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

cubicle. Wetwall splashback panelling. Heated towel ladder radiator.



Staircase

A carpeted staircase with wooden banister and spindles allows access from the hallway to the first floor accommodation. The first floor landing has doors to the shower room, bedroom 2, bedroom 3 and the loft space. **The first floor accommodation has some coombed ceilings and measurements are given at widest points.**



Bedroom 2**3.95 m x 3.43 m**

Spacious, double bedroom with double, front facing window. Two double built-in wardrobes with sliding doors, fitted shelf and hanging rails.

**Shower Room****2.51 m x 1.97 m**

Side facing Velux style roof window. Fitted with a white suite comprising of toilet, wash-hand basin and shower cubicle. Fitted furniture providing a double drawer unit below the wash-hand basin and concealing the cistern.

**Bedroom 3****4.00 m x 3.48 m**

Double bedroom with double, rear facing window giving fantastic views over the surrounding countryside towards

the Moray Firth. Double built-in wardrobe with sliding doors, fitted shelf and hanging rail.



Loft Space

Two rear facing windows giving exceptional views towards the Moray Firth. This area is mainly floored providing easily accessible storage space and offers excellent potential for development to provide additional accommodation subject to obtaining the necessary planning consents. First phase of electrics are in place for lighting and sockets.

OUTSIDE

The property occupies a large site, measuring approx. 0.7 acre with garden areas surrounding. The property is accessed via an access (shared with the neighbouring property, Tanglewood) onto a driveway. The driveway has been laid in stone chips, allows access to the garage and provides turning space and off-road parking spaces for numerous vehicles. The garden areas to the front of the property have a border of mature shrubs and trees creating a shelterbelt. At the side of the property there is a productive garden area which has poly tunnel, potting shed, log store and planters and is stocked with a variety of fruit trees and bushes. An extensive garden area lies to the rear of the property which is mainly laid in grass and bounded by mature hedging. A raised timber decking area provides a super spot for alfresco dining and enjoys fantastic views over the garden towards Spey Bay, Lossiemouth and the Moray Firth.

Garage **7.28 m x 3.02 m**

Attached garage with up and over door allowing car access from the driveway. Double side facing window. Glass panelled exterior door giving access to the rear garden. The garage is fully lined and has power and light. Oil fired central heating boiler.

Outbuildings

Potting shed, log store and poly tunnel.





SERVICES

Mains water and electric. Drainage to septic tank.

ITEMS INCLUDED

All fitted floorcoverings, curtains and light fittings. The integrated fridge freezer and dishwasher.

Council Tax The property is registered as band E

EPC Banding EPC=C

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
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 17-19 Duke Street, Huntly, AB54 8DL (01466) 792331