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2A NEW STREET
BUCKIE, AB56 1JP



Traditional Terraced Dwellinghouse

- Residential area close to town centre, shops & schools.
- Spacious accommodation with D.G & gas C.H
- Hallway, Large Lounge, Fitted Dining Kitchen
- Utility Room, Family Bathroom
- 2 Double Bedrooms (1 with Dressing Room)

Offers Over £105,000
Home Report Valuation £105,000

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TYPE OF PROPERTY

We offer for sale this traditional stone built dwellinghouse, which is situated in a popular residential area close to the town centre in the coastal town of Buckie. The property is conveniently placed for the town centre shops, schools, supermarkets and amenities. This home offers spacious, well appointed accommodation over two floors and benefits from double-glazing and mains gas central heating. The present owner has decorated the property in fresh neutral tones and any fitted floorcoverings, curtains, window blinds and light fittings are to be included in the price.

ACCOMMODATION

Hallway

Enter through glass panelled exterior door into the hallway, which has doors to the lounge, dining kitchen and the rear hallway. Electric meter.



Lounge

4.24 m x 3.55 m

An extremely spacious room with a side facing window and 2 front facing windows. Doors to the hallway and the rear hallway.



Dining Kitchen

4.24 m x 3.55 m

Double front facing and side facing windows. Fitted with a quality selection of base and wall mounted units in a cherry wood effect, shaker style finish with granite effect

countertops. Integrated gas hob, electric double oven and extractor hood. Inset one and a half bowl sink and drainer unit with mixer tap. Splashback wall tiling. Doorway to the utility room.



Utility Room

2.03 m x 1.74 m

Side facing window.

Rear Hallway

This area has doors to the entrance hallway and the lounge. Built-in under stair cupboard. The staircase allows access from this area to the first floor accommodation.

Staircase

A carpeted staircase allows access from the rear hallway to the first floor accommodation. The first floor landing has a rear facing Velux style roof window and doors to the bathroom and both bedrooms.

Bedroom 1

5.65 m x 3.71 m

Extremely spacious, double aspect room with front and side facing windows. Door to the dressing room.





Dressing Room **2.06 m x 1.83 m**
Side facing window. Providing space for use as an office/dressing room or as a nursery.

Bedroom 2 **4.90 m x 3.57 m**
Spacious, double bedroom with 2 front facing windows. Fireplace.



Bathroom **3.74 m x 1.99 m**
Side facing window. Fitted with a white suite comprising of toilet, wash-hand basin, offset corner bath and a separate offset corner shower cubicle. Fitted with a selection of furniture in a maple effect finish providing useful storage cupboards and concealing the cistern. Splashback wall tiling. Recessed cupboard area housing the gas central heating boiler.



SERVICES

Mains water, electric, gas and drainage.

ITEMS INCLUDED

Any fitted floorcoverings, curtains, window blinds and light fittings. The integrated kitchen appliances.

Council Tax

The property is registered as band C

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

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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