



7 JAMES STREET BUCKIE AB56 1RL

TRADITIONAL DETACHED PROPERTY WITH FIRST FLOOR
SUITABLE FOR DEVELOPMENT OR THERE IS AN OPTION TO USE
AS A SEPARATE FLAT. OFF-STREET PARKING

HALL
LOUNGE
DINING ROOM
KITCHEN
UTILITY
2 SHOWER ROOMS
6 BEDROOMS (ONE WITH EN-SUITE WC)
COUNCIL TAX BAND CURRENTLY "A"
EPC BANDS D & F RESPECTFULLY



Offers Around
£140,000



grantsmith
LAW PRACTICE

DESCRIPTION

This traditional detached property located to the West of the Town Centre offers the benefit for use as a single dwelling with first floor accommodation for further development or as two independent flats. Presently, the upper floor accommodation is accessed independently by an external stairway to the rear. The property benefits from Double Glazing, the ground floor has Gas Central Heating while the upper floor has Electric Heating. There is an enclosed garden to the rear of the property and off street parking for up to three vehicles. Subject to local authority permission, it would be possible to install an internal stairway between ground and first floor.



Hall

Accessed via a wooden exterior door into the Hallway which gives access to the Lounge and all 3 Bedrooms.

Lounge

4.50m x 3.13m

Good sized room with wooden fireplace and mantelpiece with tiled inset for and a marble hearth with gas fire. Alcoves with spot lights. Carpeted floor covering. Door to the rear Hallway.

Rear Hall

Access to the Kitchen and the Shower Room. Wooden exterior door leads out to the Garden.

Shower Room

2.16m x 1.81m (at widest)

Fitted with a coloured 3-piece suite comprising; WC, wash hand basin and shower cubicle fitted with a 'Mira 415' shower fitment. Radiator. Bathroom accessories. Display alcove with cupboard below.

Kitchen

3.61m x 3.23m (at widest)

Fitted with base and wall units with contrasting worktops. Leaded glazed display units. One and a half basin stainless steel sink and drainer with mixer tap. Gas cooker and the freezer are to be included in the sale. Extractor Hood. Hatch giving access via a Ramsay styled ladder to the Loft area where there is a Velux window. Vinyl flooring. Window overlooking the garden. Door to Utility Room and Dining/ Family Room.

Dining/Family Room

4.64m x 3.16m

Spacious room with space for both a dining table and a sofa. Carpeted floor covering. Window with a view over the garden.

Utility Room

2.30m x 1.45m

Fitted with base and wall units with contrasting worktops. The 'Worcester' gas central heating boiler is wall mounted in this area. Plumbing for a washing machine. Space for a freezer. Vinyl floor covering.

Bedroom 1

4.31m x 3.05m

Double Bedroom with fitted wardrobe and matching chest of drawers. Display alcove with cupboard below which houses the electric meter. Carpeted floor covering. Door giving access to the En-Suite. Front facing window fitted with a vertical Blind. Door to the En-Suite.

En-Suite

Fitted with a 2-piece suite comprising; WC and wash hand basin.

Bedroom 2

3.54m x 2.18m

Single Bedroom with built-in wardrobe with matching chest of drawers. Carpeted floor covering. Rear Facing window.

Bedroom 3

3.60m x 2.17m

Single Bedroom with built-in wardrobe with matching chest of drawers. Carpeted floor

covering. Rear Facing window.

Exterior staircase to the side of the property gives access to the first floor.

Vestibule

UPVC door with frosted glazed panel gives access to the Vestibule. Tiled flooring. Rear Facing window. Glazed door leads to the hallway.

Hall

Access to the Office, Shower Room and 2 Bedrooms. Two large built-in storage cupboards with sliding doors, the second cupboard has plumbing for a washing machine. Carpeted floor covering. Velux roof window.

Bedroom 4

4.96m x 3.16m

Feature stone fireplace with wooden mantelpiece. Two recessed alcoves with storage cupboards below. Built-in corner storage cupboard. Centre ceiling light and 2 spotlights. Wall light. Carpeted floor covering. Front and rear facing windows fitted with vertical blinds.

Bedroom 5

3.17 m x 2.94 m

Double bedroom with built-in wardrobes and chest of drawers. Recessed area for T.V. Carpeted floor covering. Front facing window.

Bedroom 6

3.74 m x 2.90 m

Fitted with a selection of wood fronted base and wall units with contrasting worktops. Two wall mounted leaded glazed fronted display cabinets. Wall mounted electric storage heater. Vinyl floor covering. Front facing window fitted with a vertical blind.

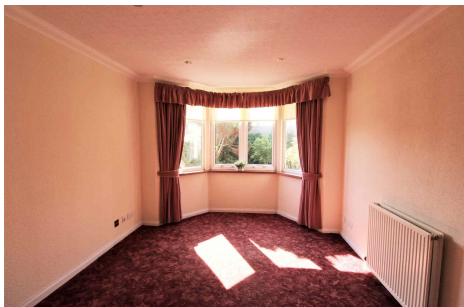
Shower Room

2.23 m x 1.82 m

Fitted with a pastel shaded 3-piece suite comprising; WC, wash hand basin and shower cubicle with an electric shower fitment. Built-in cupboard houses the domestic hot water cylinder. Wall mounted electric fan heater. Extractor fan. Two recessed ceiling lights. Rear facing window.

Outside

A wooden gate to the side of the property gives access to the rear. A concrete path leads to an exterior staircase which gives access to the first floor of the accommodation. Access to outside storage area and outside toilet. There is a walled in courtyard with established trees and shrubs. The garden area is fully enclosed. Wooden gate gives access to off-street parking, drying facilities and a wooden garage.





VIEWING

By contacting our Buckie Office (01542) 831307

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