

# STEWART & WATSON

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**48 GREAT WESTERN ROAD**  
**BUCKIE, AB56 1YA**



## *Detached Bungalow*

- Coastal location giving uninterrupted sea views.
- Spacious family accommodation with full D.G. & gas C.H.
- Vestibule, Hallway Lounge, Dining Kitchen, Utility Room,
- Bathroom & 5 Bedrooms (one with en-suite).
- Laundry/Store, Driveway and garden areas surrounding.

***Offers Over £190,000***  
***Home Report Valuation £195,000***

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## 48 GREAT WESTERN ROAD, BUCKIE, AB56 1YA

### TYPE OF PROPERTY

We offer for sale this detached bungalow, which is situated on the lower part of the coastal town of Buckie. The property occupies a prime seafront location boasting stunning uninterrupted views across the Moray Firth. The property is conveniently placed only a short drive from the town centre where shops, supermarkets, nursery primary and secondary schools can be found. This home offers spacious, well-appointed accommodation on one level and benefits from full double-glazing and mains gas central heating being installed (with a new boiler being installed in 2014). The present owners have presented the property well and all fitted floor coverings, curtains, window blinds and light fittings are to be included in the sale price.

### ACCOMMODATION

#### Vestibule

Enter through glass panelled exterior door into the vestibule. Glass panelled door to the hallway.

#### Hallway

Enter into the hallway, which has doors to the lounge, dining kitchen, bathroom and all 5 bedrooms. Built in cupboard housing the gas central heating boiler (new boiler installed 2014). Ceiling hatch allowing access to the partly floored loft space.

#### Lounge

**4.65 m x 3.77 m (15'3" x 12'4")**

Glass panelled door from the hallway. Bright and airy double aspect room with large front and side facing picture windows giving uninterrupted sea views across the Moray Firth and towards Spey Bay. Open plan to the dining area of the kitchen.



**Dining Kitchen**      **6.04 m x 3.00 m (19'9" x 9'9")**

A spacious open plan kitchen/dining area made bright and airy by two rear facing windows and side facing patio doors. The kitchen area has been fitted with a selection of shaker style base and wall mounted units in a beech effect finish with contrasting roll top work surfaces with splashback mid-wall panelling. Illuminated double wall unit. Inset one and a half bowl sink and drainer unit with mixer tap. Integrated electric oven, microwave and 5-burner gas hob. Doors to the hallway and utility room.



**Utility Room**

Fitted with wall units and roll top work surfaces. Glazed exterior door gives access driveway and garden area to the side of the property.

**Master Bedroom**      **4.52 m x 3.54 m (14'8" x 11'6")**

Spacious double size bedroom with two front facing windows. Double louver doors allow access to a large walk-in wardrobe fitted with shelving and hanging rails. Door to the en-suite.





**En-suite** **2.08 m x 1.59 m**  
 Front facing window. Fitted with a white suite comprising of toilet, wash-hand basin and shower enclosure.



**Bedroom 2** **4.13 m x 3.41 m (13'6" x 11'2")**  
 Double size bedroom with two rear facing windows.



**Bathroom** **2.98 m x 1.52 m**  
 Rear facing window Fitted with a white suite comprising of toilet, wash-hand basin and bath with

shower attachment from the bath tap. Wall tiling. Shelled corner display area. Heated towel ladder radiator.



**Bedroom 3**                      **3.18m x 3.01m (11'2" x 9'9")**  
Double size bedroom with front facing window.  
Triple built in wardrobe with sliding mirror doors,  
fitted shelf and hangingrail.



**Bedroom 4**                      **3.24 m x 2.77 m (10'6" x 9'1")**  
Double sized bedroom with rear facing window.  
Triple built in wardrobe with sliding mirror doors,  
fitted shelf and hangingrail.



**Bedroom 5** 2.79m x 2.75m (9'2" x 9'0")

Front facing window. Triple built in wardrobe with sliding mirror doors, fitted shelf and hangingrail.

**OUTSIDE**

The property occupies a good-size site with garden areas surrounding. The garden areas are walled on three sides and mainly laid in grass. A paved patio area provides a super spot for enjoying the uninterrupted views across the Moray Firth. A tarred driveway provides off road parking for numerous vehicles. Rotary clothes dryer. Outside light and tap.

**Laundry/Store Room**

Attached to the main house is a laundry/store room which is accessed via a wooden door on the driveway. Fitted worktop. Plumbing for automatic washing machine and space suitable for fridge/freezer. Power and light. Ceiling hatch to a loft space.



**SERVICES**

Mains water, electric, gas and drainage.

**ITEMS INCLUDED**

All fitted floor coverings, curtains, window blinds and light fittings. The integrated kitchen appliances.

**Council Tax**

The property is registered as band D.

**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](mailto: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  
59 High Street, Turriff AB53 4EL  
65 High Street, Banff AB45 1AN  
42/44 East Church Street, Buckie AB56 1AB  
35 Queen Street, Peterhead AB42 1TP

(01888) 563777  
(01888) 563773  
(01261) 818883  
(01542) 833255  
(01779) 476351

38 Broad Street, Fraserburgh, AB43 9AH  
21 Market Square, Oldmeldrum AB51 0AA  
4 North Street, Mintlaw, AB42 5HH  
25 Grant Street, Cullen, AB56 4RS Mon-Fri 2pm-5pm  
17-19 Duke Street, Huntly, AB54 8DL

(01346) 514443  
(01651) 872314  
(01771) 622338  
(01542) 840408  
(01466) 792331