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7 JAMES STREET
BUCKIE, AB56 1RL



Substantial Detached Property

- Development opportunity in popular residential area
- Presently a ground floor flat with first floor for re-development
- Lounge, Sittingroom, Kitchen, Shower Room & 3 Bedrooms
- First Floor - Office, Shower Room & 2 Bedrooms.
- Enclosed rear garden. Off road parking & Garage.

Offers Around £120,000

Home Report Valuation £156,000

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7 JAMES STREET, BUCKIE, AB56 1RL

TYPE OF PROPERTY

We offer for sale this substantial detached property, which is situated in popular residential area of Buckpool on the western side of the coastal town of Buckie. The property is conveniently placed for the local shops with additional supermarkets, schools and amenities being available within the town. This property offers accommodation over two levels, the ground floor is presently a 2 public room, 3 bedroom flat with the upper floor (which is only presently accessible via an external staircase) providing additional accommodation. With some alterations and the installation of an internal staircase this property could make a very fine and spacious family home (subject to obtaining the necessary planning consents) or given the present layout may lend itself for use as two independent flats giving the opportunity of a possible rental income. The property is double glazed, the ground floor has mains gas central heating and the first floor has electric heating

but this property would be enhanced by upgrading, modernisation and redecoration works but this has been reflected in the asking price. Any fitted floorcoverings, curtains, window blinds and lightfittings within the property will remain and are included in the sale price.

ACCOMMODATION

Hallway

Enter through substantial wooden exterior door into the hallway, which has doors to the lounge, bedroom 1, bedroom 2 and bedroom 3.

Lounge

4.95 m x 3.12 m

Front facing window. Wooden fire surround with feature fireplace with brass canopy, tiled backing and inset coal effect living flame gas fire. Two recessed illuminated alcoves. Glass panelled doors to the entrance hallway and rear hallway.



Rear Hallway

This area allows access to the lounge, kitchen and shower room. Glass panelled exterior door giving access to the rear garden.

Shower Room

2.19 m x 1.82 m

Fitted with a white suite comprising of toilet, wash-hand basin and corner shower cubicle. Wetwall panelling within the shower area. Recessed alcove with double cupboard below.



Kitchen

4.04 m x 2.54 m

Large side facing window overlooking the garden area. An S shaped room fitted with a selection of base and wall mounted units. Two wall mounted cabinets with glass display fronts. Inset one and a half bowl sink and drainer unit with mixer tap. Splashback wall tiling. Doors to the utility room and sitting room. **The dishwasher, fridge, freezer and gas cooker are to be included in the sale price.**



Sittingroom**4.56 m x 3.17 m**

Large side facing bay window overlooking the garden.

**Utility Room****2.32 m x 1.45 m**Side facing window. Fitted with a selection of base and wall mounted units. Wall mounted gas central heating boiler. **Washing machine is included in the sale price.****Bedroom 1****4.35 m x 3.04 m**

Double bedroom with front facing window. Fitted with a selection of furniture comprising of wardrobes and drawers. Recessed alcove with double cupboard below housing the electric meter and fuses. Access to en-suite area concealed within one of the wardrobes.

**En-suite Toilet**

Fitted with a pastel coloured suite comprising of toilet and wash-hand basin.

Bedroom 2**3.60 m x 2.18 m**

Rear facing window. Fitted with a selection of bedroom furniture comprising of wardrobe and drawer units.

**Bedroom 3****3.60 m x 2.18 m**

Rear facing window. Fitted with a selection of bedroom furniture comprising of wardrobes and a vanity unit.

**First Floor Accommodation**

An external staircase at the rear of the property allows access from the garden up to the first floor accommodation.

Vestibule

Glass panelled exterior door allows access from the external staircase. Rear facing window. Glass panelled door to the first floor landing.

LandingThis area has doors to the office/store room, shower room and 2 bedrooms. Two double built-in cupboards with fitted shelving and hangingrails. **The first floor accommodation has some coombed ceilings and measurements are given at widest points.****Bedroom 4****4.90 m x 3.30 m**

Spacious, double aspect room with front and rear facing windows. Recessed alcove with double cupboard fitted below.

**Bedroom 5****3.71 m x 2.87 m**

Front facing window. Fitted with a selection of bedroom furniture comprising of wardrobes and drawer units.



Office/Store Room **3.72 m x 2.87 m**
Front facing window. Fitted with a selection of base and wall mounted units in an oak effect finish.



Shower Room **2.33 m x 1.82 m**
Rear facing window. Fitted with a cream coloured suite comprising of toilet, wash-hand basin and shower cubicle. Full wall tiling. Built-in cupboard housing the hot water tank.



OUTSIDE

A private garden lies to the rear of the property, which is enclosed and well stocked with mature shrubs and plantings. Storage shed and toilet located under the external staircase. Wooden gate allowing access onto James Street. Wooden gate allowing access from the

garden to an additional garden area providing drying space and off road parking for a few vehicles. Wooden garage.



SERVICES

Mains water, electric, gas and drainage.

ITEMS INCLUDED

All fitted floor coverings, curtains, window blinds and lightfittings. The dishwasher, fridge, freezer, gas cooker and washing machine. Wooden garage.

Council Tax

The property is registered as band A

EPC Banding

Ground Floor - EPC= D

First Floor - EPC = F

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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