

STEWART & WATSON

your **complete** property & legal service

7A BRIDGE PLACE
BUCKIE, AB56 1XL

All furniture & furnishings
within the property are included
in the sale price.



Spacious First Floor Flat

- Coastal location giving sea views
- Full D.G & gas C.H
- Communal Entrance, Hallway, Large Lounge
- Dining Kitchen, Bathroom & Bedroom.
- Shared courtyard garden to the rear.

Offers Over £49,000

Home Report Valuation £50,000

www.stewartwatson.co.uk

7A BRIDGE PLACE, BUCKIE. AB56 1XL

TYPE OF PROPERTY

We offer for sale this spacious first floor flat, which forms part of the first floor of a substantial stone built property, which is situated on the lower part of the coastal town of Buckie. The property is close to the Moray Firth Coastline, the picturesque old Buckpool Harbour and the start of the Speyside Way. Shops, supermarkets and schools can be found within the town centre. Lovely views across the Moray Firth can be appreciated from the rear facing window in the dining kitchen. Double-glazing and mains gas central heating have been installed. The property is presently furnished and will be sold as seen with all items of furniture, furnishings, fitted floor coverings, curtains, window blinds and lightfittings being included in the sale price.

ACCOMMODATION

Communal Entrance Vestibule

Enter through UPVC exterior door into the communal entrance, which is shared by 7 and 7a. Glass panelled door to the hallway.

Communal Hallway

The staircase gives access from this area to the mains entry doors of 7 and 7a. Built in under stair cupboard. UPVC exterior door gives access to the garden area at the rear of the property.

Communal Staircase

Sweeping staircase with fitted carpet, wooden banister and cast iron balustrades allows access from the hallway to the first floor landing, where doors allow access to 7 and 7a. Large rear facing window.



Wooden door allows access from the communal landing area into the hallway in 7a Bridge Place, Buckie

Hallway

Enter into the hallway, which has doors to all of the accommodation. Built-in cupboard with fitted shelving and the electric meter.

Lounge

4.24 m x 3.98 m

Spacious room with double front facing window. Wooden fire surround with electric fire. Recessed alcoves at either side of the fireplace, each with fitted book/display shelving and double cupboards fitted below. Traditional ceiling cornice.



Dining Kitchen

3.64 m x 3.14 m

Rear facing window giving impressive, uninterrupted view across the Moray Firth. Fitted with a selection of

base units. Sink and drainer unit with mixer tap. Wall mounted gas central heating boiler.



The view across the Moray Firth from the dining kitchen

Bathroom**1.97 m x 1.69 m**

Fitted with a three piece suite comprising of toilet,

wash-hand basin and bath. Splashback wall tiling to dado height.

**Bedroom 1****3.39 m x 2.96 m**

Double bedroom with front facing window. Fitted with a selection of bedroom furniture in a limed oak effect finish comprising of wardrobes, drawer units, over bed cupboards and bedside units.

OUTSIDE

A courtyard style garden lies to the rear of the property, which is laid in concrete for ease of maintenance (this area is shared between 7 and 7a Bridge Place).

SERVICES

Mains water, electric, gas and drainage.

ITEMS INCLUDED

The property is presently furnished and will be sold as seen with all items of furniture, furnishings, fitted floor coverings, curtains, window blinds and lightfittings being included in the sale price.

Council Tax

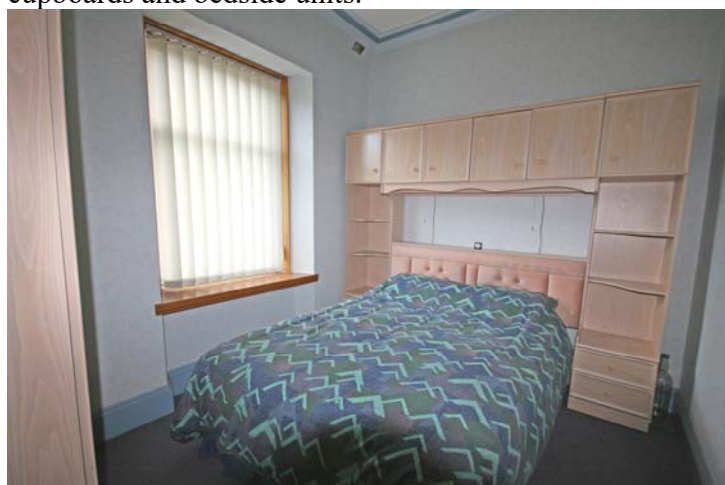
The property is registered as band A

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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