

STEWART & WATSON

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21 BLAIRDAFF COURT
BUCKIE, AB56 1QW



Attractive Top Floor Flat

- Popular area close to town centre
- Walk-in condition. Full D.G & gas C.H
- Communal Entrance, Hallway, Large Lounge
- Fitted Dining Kitchen, Bathroom & 2 Bedrooms.
- Communal Car Park. Bin Store.

Offers Over £80,000

Home Report Valuation £85,000

www.stewartwatson.co.uk

21 BLAIRDAFF COURT, BUCKIE, AB56 1QW

TYPE OF PROPERTY

We offer for sale this attractive top floor flat, which forms part of a modern development in a popular location close to the town centre in the coastal town of Buckie. The property is conveniently placed for the schools, leisure centre, town centre, shops and supermarkets. This spacious property benefits from full double-glazing, mains gas central heating and a secure entry system. This would be an ideal purchase for a young couple, first time buyer or for those looking for a buy to let investment opportunity. The present owner has decorated the property in fresh neutral tones and all fitted floorcoverings, curtains, window blinds and lightfittings are to be included in the sale price leaving this home in a move-in condition.

ACCOMMODATION

Communal Entrance

Enter through glazed door with security intercom system on Blairdaff Street into a bright and welcoming communal entrance. The entrance is shared by the owners of the 6 flats in this block (2 on each floor). Glazed door allows access to the car park at the rear of the property. A carpeted stairway with banister gives access from this area to the first floor and then in turn to the top floor, number 21 is straight ahead.

Hallway

Enter through wooden door into the hallway, which has doors to the lounge, bathroom and both bedrooms. Purpose built cupboard housing the fuse box. Ceiling hatch allowing access to the loft space.

Lounge

4.68 m x 4.04 m

A spacious bright and airy room with double window and Velux style roof window both facing the front of the property. Door to the dining kitchen.



Dining Kitchen

3.14 m x 2.91 m

Large rear facing Velux style roof window. Fitted with a modern selection of base and wall mounted units in a cream coloured finish with contrasting walnut effect butcher block style worksurfaces and co-ordinating splashback panelling. Integrated gas hob, electric oven and extractor hood. Inset sink and drainer unit with mixer tap. The gas central heating boiler is concealed within one of the wall units. Fitted high level table.





Bedroom 1

3.14 m x 2.93 m

Double bedroom with large rear facing Velux style roof window. Double built-in wardrobe with sliding mirror doors, fitted shelf and hanging rail.



Bathroom

2.19 m x 1.88 m

Front facing Velux style roof window. Fitted with a white suite comprising of toilet, wash-hand basin and bath with shower fitment above. Glazed shower screen. Splashback wall tiling.



Bedroom 2

An ideal single or child's bedroom with front facing window.

2.71 m x 2.35 m



OUTSIDE

Large tarred parking area to the rear of the property with allocated parking space. Bin store.

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 A

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

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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