

# STEWART & WATSON

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**18 BRUCE AVENUE**  
**BUCKIE, AB56 1NN**



### *Spacious Semi-Detached Dwellinghouse*

- Popular residential area close to town centre, shops & schools
- Extended & modernised with D.G & gas C.H
- Hallway, Lounge, Dining Room, Dining Kitchen
- Shower Room & 3 Double Bedrooms (1 with en-suite toilet)
- Front & rear gardens. Driveway, Garage & Shed.

***Offers Over £138,000***  
***Home Report Valuation £140,000***

**[www.stewartwatson.co.uk](http://www.stewartwatson.co.uk)**

**TYPE OF PROPERTY**

We offer for sale this traditional semi-detached dwellinghouse, which is situated in a popular residential area of the coastal town of Buckie. The property is conveniently placed for the town centre shops, supermarkets, schools and amenities. This home has been extended, upgraded and modernised over the years and now offers spacious, well appointed family accommodation over two floors with double-glazing and mains gas central heating. The property has been well presented and all fitted floorcoverings, curtains, window blinds and lightfittings are to be included in the price leaving this home in a move-in condition.

**ACCOMMODATION**

**Hallway**

Enter through glass panelled exterior door into the hallway, which has doors to the lounge and shower room. The staircase gives access from this area to the first floor accommodation.

**Lounge**

**5.25 m x 3.72 m**

Glass panelled door from the hallway. Spacious room with front facing bay window. Stone fireplace with wooden mantle and gas fire. Recessed display alcoves at either side of the fireplace, each with double cupboards fitted below. Glass panelled door to the dining room.



**Dining Room**

**4.20 m x 2.41 m**

Rear facing window. Fitted with a quality selection of base and wall mounted units incorporating a corner desk/study area and a glass fronted display unit. Glass panelled door to the dining kitchen.



### Dining Kitchen

4.22 m x 3.87 m

A bright and airy room with triple rear facing window, over looking the garden. Fitted with a modern selection of base and wall mounted units in a cream coloured finish with wood effect countertops. Features of the kitchen include deep pan drawers, pull out larder and a basket style pull out corner unit. Integrated electric induction hob, eye-level double oven, extractor hood and dishwasher. Inset one and a half bowl sink and drainer unit with mixer tap. Splashback wall tiling. Glass panelled exterior door giving access to the driveway.



### Shower Room

2.78 m x 2.03 m

Side facing window. Fitted with a white suite comprising of toilet, wash-hand basin and large walk-in shower. The wing-top wash-hand basin has a storage unit fitted below. Wooden wall linings to dado height. Wetwall panelling.



### Staircase

A carpeted staircase with wooden banister and spindles allows access from the hallway to the first floor accommodation. Front facing window on the staircase. The first floor landing has a side facing window and doors to all 3 bedrooms. Ceiling hatch to the loft space.

### Bedroom 1

4.27 m x 2.88 m

Double bedroom with double, front facing window. Fitted with a selection of bedroom furniture comprising of wardrobes, cupboards, storage bunkers, bedside units and a vanity/dressing table. Door to the en-suite.



### En-suite

An L-shape room, fitted with a white toilet and wash-hand basin. Vanity unit with double cupboard fitted below. Splashback wall tiling.



### Bedroom 2

3.54 m x 2.42 m

Double bedroom with rear facing window. Double built-in wardrobe with sliding mirror doors, fitted shelf and hanging rail. Built-in cupboard housing the gas central heating boiler.



### Bedroom 3

3.47 m x 3.10 m

Double bedroom with rear facing window.



### OUTSIDE

The property occupies a generous site with gardens to the front, side and rear. The front garden has an area laid in artificial grass with established shrub/flower borders. A lock block paved driveway allows access to the garage and provides off road parking spaces for a number of vehicles. The rear garden enjoys a generally southerly aspect with a

paved patio area providing an ideal spot for alfresco dining and enjoying the afternoon sun. The rear garden is enclosed and well stocked with a selection of mature shrubs and flower beds.



### Garage

Large garage/workshop. Electric, up and over door allowing car access from the driveway. Glass panelled door to the rear garden.

Attached potting shed/summerhouse.



### SERVICES

Mains water, electric, gas and drainage.

### ITEMS INCLUDED

All fitted floor coverings, curtains, window blinds and lightfittings. The integrated kitchen appliances and washing machine.

### Council Tax

The property is registered as band A

### EPC Banding

EPC=D

### Viewing

Contact our Buckie Office on 01542 833255 to see the virtual tour or to arrange a viewing appointment.

**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 (01888) 563777  
 59 High Street, Turriff AB53 4EL (01888) 563773  
 65 High Street, Banff AB45 1AN (01261) 818883  
 42/44 East Church Street, Buckie AB56 1AB (01542) 833255  
 35 Queen Street, Peterhead AB42 1TP (01779) 476351

38 Broad Street, Fraserburgh, AB43 9AH (01346) 514443  
 21 Market Square, Oldmeldrum AB51 0AA (01651) 872314  
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 25 Grant Street, Cullen, AB56 4RS (Mon-Fri 1.00pm-4pm) (01542) 840408  
 17-19 Duke Street, Huntly, AB54 8DL (01466) 792331