

# STEWART & WATSON

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**20 TRAYNOR WAY**

***BUCKIE, AB56 1FT***



### ***Detached Modern Family Dwellinghouse***

- Spacious accommodation within modern residential development
- Move-in condition with full D.G & mains gas C.H
- Hallway, Large Lounge, Fitted Dining Kitchen, Shower Room
- Bathroom & 3 Double Bedrooms (1 with en-suite).
- Garden areas surrounding. Driveway. Integral Garage with Utility Area

***Offers Over £180,000***  
***Home Report Valuation £185,000***

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## 20 TRAYNOR WAY, BUCKIE, AB56 1FT

### TYPE OF PROPERTY

We offer for sale this detached modern family dwellinghouse, which is situated in a popular residential area of Buckpool, on the western side of the coastal town of Buckie. Open views over the park opposite can be appreciated from the front facing windows. This Rafford style home was completed by Springfield Properties in 2012 offering spacious, well appointed family accommodation over two floors with full double-glazing and mains gas central heating. The property further boasts many the conveniences the modern day family expect including:- a spacious bright and airy lounge with doors onto the rear garden, a fitted kitchen with integrated appliances and shower room on the ground floor, family

bathroom and 3 bedrooms, 1 with en-suite shower room on the first floor. The present owners have presented the property well it has been tastefully decorated and all fitted floor coverings, curtains, window blinds and light fittings are to be included leaving this lovely home in a true move-in condition.

### ACCOMMODATION

#### Hallway

Enter through substantial wooden exterior door into the hallway, which has doors to the lounge, dining kitchen and the garage. Built-in understair cupboard. The staircase gives access from this area to the first floor accommodation.



#### Lounge

5.36 m x 3.88 m

Glass panelled door from the hallway. A spacious, bright and airy room with rear facing window and French doors allowing access to the rear garden. Door to the rear vestibule.



### Rear Vestibule

This area has doors to the lounge and shower room. Glass panelled exterior door giving access to the rear garden.

### Shower Room

2.06 m x 1.75 m

Fitted with a white suite comprising of toilet, wash-hand basin and shower cubicle. Decorative wall tiling. Heated towel ladder radiator.



### Dining Kitchen

3.54 m x 3.33 m

Glass panelled door from the hallway. An L-shaped room with front facing window. Fitted with a modern selection of base and wall mounted units in a pale grey coloured finish with wood effect countertops and splashback

midwall panelling. Integrated gas hob, electric oven, extractor hood, fridge and dishwasher. Features of the kitchen include display lighting and shelved display areas. Inset sink and drainer unit with mixer tap. Space for dining table and chairs.



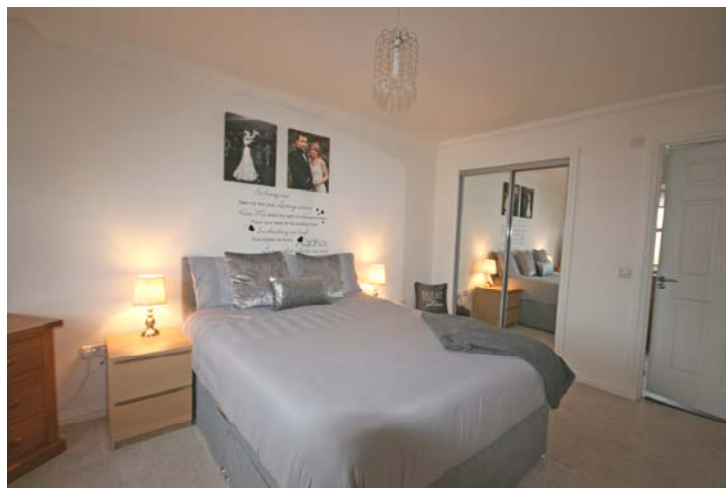
### Staircase

A carpeted staircase with wooden banister and carved spindles allows access from the entrance hallway to the first floor landing. Front facing window on the staircase. The first floor landing has doors to the bathroom and all 3 bedrooms. Built-in cupboard with fitted airing shelf and the hot water cylinder.

### Bedroom 1

**4.55 m x 3.14 m**

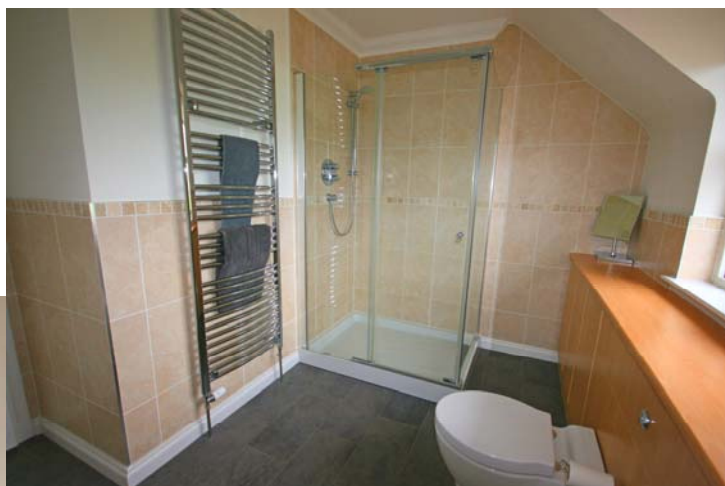
Spacious, double bedroom with front facing window. Double built-in wardrobe with sliding mirror doors, fitted shelf and hanging rail. Door to the en-suite.



### En-suite

**3.14 m x 2.05 m**

A spacious en-suite with front facing window. Fitted with a white suite comprising of toilet, wash-hand basin and large shower cubicle. The wash-hand basin is inset into a vanity unit with beech effect units fitted below, which extend the length of the room enclosing the cistern and providing useful storage cupboards. Splashback wall tiling. Heated towel ladder radiator. Heated towel ladder radiator.



### Bedroom 2

3.88 m x 3.29 m

Double bedroom with rear facing window. Double built-in wardrobe with sliding doors, fitted shelf and hanging rail.



### Bathroom

3.24 m x 2.00 m

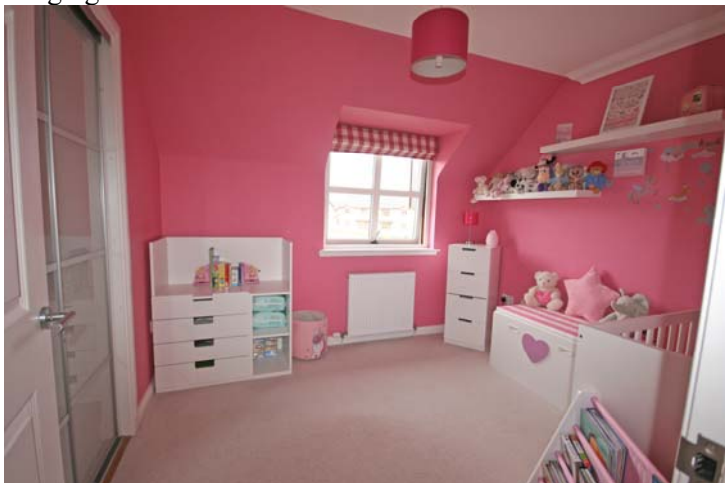
Rear facing Velux style roof window. Fitted with a white suite comprising of toilet, wash-hand basin and bath with shower fitment above. The wash-hand basin is inset into a vanity unit with beech effect units fitted below, which extend the length of the room providing useful storage cupboards and enclosing the cistern. Splashback wall tiling. Heated towel ladder radiator.



### Bedroom 3

3.08 m x 2.82 m

Double bedroom with front facing window. Double built-in wardrobe with sliding doors, fitted shelf and hanging rail.



The view over the park to the front of the property.

### Garage/Utility Area

5.11 m x 3.06

Integral garage with door allowing access from the hallway. A sectional, electric up and over door allows car

access from the driveway at the front of the property. Utility area fitted with a selection of base and wall mounted units. Spaces suitable for tumble dryer and fridge freezer. Wall mounted gas central heating boiler. Power, light and water.

### **OUTSIDE**

The property occupies a good size site with garden areas to the front, side and rear. A lock block drive at the front of the property allows access to the garage and provides off road parking spaces. A wooden gate at the side of the property allows access between the front and rear gardens. The rear garden is fully enclosed making it ideal for those with children and pets. The rear garden is mainly laid in grass with a paved patio area providing a super spot for alfresco dining. Rotary clothes dryer.



### **SERVICES**

Mains water, electric, gas and drainage.

### **ITEMS INCLUDED**

All fitted floor coverings, curtains, window blinds and lightfittings. The integrated kitchen appliances. Fridge freezer. Wall mounted TV in the dining kitchen. Wooden garden shed.

### **Council Tax**

The property is registered as band D

### **EPC Banding**

EPC= C

### **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.**

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