

STEWART & WATSON

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39 GORDON STREET
BUCKIE, AB56 1JJ



Substantial & Spacious Detached Dwellinghouse

- Popular area close to town centre & schools
- Family accommodation. D.G, multi-fuel stove & gas C.H
- Vestibule, Hallway, 2 Public Rooms, Fitted Kitchen
- Bathroom & 4 Bedrooms.
- Enclosed rear garden. Small store. Garage.

Offers Over £155,000
Home Report Valuation £155,000

www.stewartwatson.co.uk

TYPE OF PROPERTY

We offer for sale this substantial and spacious, detached family 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 and schools. This home offers spacious, well appointed family accommodation over two floors and benefits from double-glazing, a multi-fuel stove and mains gas central heating. All fitted floorcoverings, curtains, window blinds and lightfittings within the property will remain and are to be included in the sale, leaving this home in a move-in condition.

ACCOMMODATION

Vestibule

Enter through substantial wooden exterior door into the vestibule. Parquet flooring. Glass panelled door to the hallway.

Hallway

Enter into the hallway, which has doors to the lounge, sittingroom/bedroom 4 and the kitchen. Double built-in understair cupboard. Fitted cupboard. The staircase gives access from this area to the first floor accommodation.



Lounge

3.94 m x 3.67 m

Double front facing window. Substantial wooden mantle, recessed fireplace with multi-fuel stove set on slate hearth. Recessed display alcove with double cupboard fitted below.



Kitchen

5.31 m x 2.30 m

Glass panelled door from the hallway. Large rear facing window overlooking the garden. The kitchen area has been fitted with a selection of base and wall mounted units in an oak effect shaker style finish. Integrated gas hob, electric oven and extractor hood. Double wall cabinet

with glass display front. One and a half bowl sink and drainer unit with mixer tap. Glass panelled exterior door giving access to the rear garden. Doorway to the family sun lounge/dining room.



Family Sun Lounge/Dining Room **6.33 m x 2.60 m**
 Spacious, bright and airy room with rear facing window and two side, facing windows. Patio doors allowing access to the rear garden.



Staircase
 A carpeted staircase with wooden banister allows access from the hallway, to the first floor accommodation. Large rear facing window on the stairway. The first floor landing has a rear facing Velux style roof window and doors to the bathroom and all 3 first floor bedrooms. Double built-in cupboard with sliding doors. **The first floor accommodation has some coombed ceilings and measurements are given at widest points.**



Sittingroom/Bedroom 4 **3.95 m x 3.94 m**
 Double front facing window. Presently used as a family sitting/toy room but could be used as a ground floor double bedroom if required. Recessed area with fitted book/display shelving.



Bedroom 1 **4.26 m x 3.77 m**
 Spacious, double bedroom with front facing window.

Bathroom

4.55 m x 2.22 m

Large rear facing window. Fitted with a white suite comprising of toilet, wash-hand basin and shaped bath with shower fitment from the bath mixer tap. Wetwall splashback panelling within the bath/shower area.



Bedroom 2

4.18 m x 2.85 m

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



Bedroom 3

3.20 m x 2.57 m

Double bedroom with front facing Velux style roof window.



OUTSIDE

An enclosed garden lies to the rear of the property, which has an area laid in grass with flower/shrub borders. A paved patio area enjoys a generally southerly aspect and is a super suntrap providing an ideal spot for alfresco dining. Small garden/log store.



Garage

Block built garage with up and over door. Power and light. Wall mounted gas central heating boiler.



SERVICES

Mains water, electric, gas and drainage.

ITEMS INCLUDED

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

Council Tax

The property is registered as band D

EPC Banding

EPC=

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

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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