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40 GREAT WESTERN ROAD
BUCKIE, AB56 1XX



Traditional Terraced Dwellinghouse

- Popular area close to Moray Firth Coastline
- Requiring some modernisation. D.G & gas C.H installed
- Vestibule, Hallway, 2 Public Rooms, Dining Kitchen
- Bathroom & 3 Bedrooms.
- Enclosed rear garden. Wooden Shed.

Offers Over £74,000

Home Report Valuation £75,000

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40 GREAT WESTERN ROAD, BUCKIE, AB56 1XX

TYPE OF PROPERTY

We offer for sale this traditional terraced dwellinghouse, which is situated in a popular residential area of the coastal town of Buckie. The property is conveniently placed close to the picturesque Moray Firth Coast and the Speyside Way. This home offers spacious, well appointed accommodation over two floors and benefits from double-glazing and mains gas central heating but would be enhanced by some further upgrading and modernisation works being carried out. Any fitted floor coverings, curtains, window blinds and light fittings within the property will remain and are included in the sale price.

ACCOMMODATION

Vestibule

Enter through UPVC exterior door into the vestibule. Glass panelled door to the hallway.

Hallway

Enter into the hallway, which has doors to the lounge, sittingroom and bedroom 3. Walk-in cupboard with fitted shelving and the gas central heating boiler. Understair

cupboard with fitted shelving. The staircase gives access from this area to the first floor accommodation.

Lounge

4.04 m x 3.60 m

Double front facing window. Tiled fireplace and hearth. Recessed display alcoves at either side of the fireplace, each with double cupboards fitted below.



Sittingroom

3.87 m x 3.42 m

Spacious room with rear facing window. Tiled fireplace and hearth. Recessed display alcove with double cupboard fitted below. Door to the dining kitchen.



Dining Kitchen

3.92 m x 2.60 m

Side facing window overlooking the garden. Fitted with a selection of base and wall mounted units in an oak effect finish. Integrated electric hob, oven and extractor hood. Inset one and a half bowl sink and drainer unit with mixer tap. Splashback wall tiling. Glass panelled exterior door giving access to the rear garden.



Bedroom 3 2.67 m x 2.24 m
Ground floor bedroom with rear facing window.

Staircase

A carpeted staircase with wooden banister and spindles allows access from the hallway to the first floor accommodation. The landing has a rear facing Velux style roof window and doors to the bathroom, bedroom 1 and bedroom 2. **The first floor accommodation has some coombed ceilings and measurements are given at widest points.**



Bedroom 1 3.40 m x 3.27 m
Double bedroom with front facing window. Built-in cupboard with fitted shelving.



Bathroom 2.90 m x 1.35 m
Front facing window. Fitted with a white suite comprising of toilet, wash-hand basin and bath. Built-in cupboards with fitted shelving.



Bedroom 2

2.56 m x 2.47 m

Rear facing Velux style roof window giving views towards the Moray Firth. Built-in cupboard.



OUTSIDE

An enclosed garden lies to the rear of the property. The garden is mainly laid in paving with some flower and shrub borders. Wooden garden shed.

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 A

EPC Banding

EPC= E

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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