

# STEWART & WATSON

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**17 WELL ROAD**  
**BUCKIE, AB56 1LJ**



### *Semi-Detached Dwellinghouse*

- Popular area close to town centre, shops & schools
- Modernised family accommodation with D.G & gas C.H
- Hallway, Lounge, Fitted Dining Kitchen,
- Bathroom & 3 Bedrooms (1 with en-suite shower room)
- Enclosed rear garden. Driveway. Large garage with workshop

***Offers Over £125,000***  
***Home Report Valuation £125,000***

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

**TYPE OF PROPERTY**

We offer for sale this attractive 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 and schools. This home offers spacious, well appointed accommodation over two floors, it has been modernised over recent years and benefits from full double-glazing and mains gas central heating. The present owner has presented the property well, it has been decorated in fresh neutral tones and all fitted floor coverings, the majority of curtains, window blinds and light fittings are to be included in the sale price.

**ACCOMMODATION**

**Hallway**

Enter through glass panelled exterior door into the hallway, which has doors to the lounge and bathroom. Built-in understair cupboard, housing the gas central heating boiler. Recessed display alcove with double cupboard below housing the electric meter and fuse box. The staircase gives access from this area to the first floor accommodation.

**Lounge**

**4.30 m x 3.95 m**

Glass panelled door from the hallway. A bright and airy room with large front facing window. Feature fireplace with inset living flame effect gas fire. Recessed alcove with double cupboard fitted below. Glass panelled door to the dining kitchen.



**Dining Kitchen**

**4.31 m x 2.47 m**

Rear facing window. Fitted with a selection of base and wall mounted units in a white coloured shaker style finish with grey slate effect countertops and splash back midwall panelling. Integrated 5-burner gas hob, electric oven, dishwasher and fridge/freezer. Inset one and a half bowl sink and drainer unit with mixer tap. Tile effect flooring. Glass panelled exterior door giving access to the rear garden.





**Bathroom**

**2.27 m x 1.94 m**

Side and rear facing windows. Fitted with a white suite comprising of toilet, wash-hand basin and L-shaped bath with shower fitment above. Wetwall splashback panelling. Double storage cupboard fitted below the wash-hand basin. Tile effect flooring. Heated towel ladder radiator.



**Staircase**

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



**Bedroom 1**

**3.82m x 3.15m**

Double bedroom with front facing window. Recessed area with fitted shelving and hanging rail (the owner does have new sliding mirror doors on order for this space and these will be fitted by the owner). Built-in cupboard with fitted shelf and hanging rail. Door to the en-suite shower room.



**En-Suite**

Fitted with a white suite comprising of toilet, corner wash-hand basin and shower cubicle. The wash-hand basin is inset into a vanity unit with storage cupboard below. Heated towel ladder radiator.



### Bedroom 2

3.69m x 2.52m

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



### Bedroom 3

2.81m x 2.49m

Rear facing window. Triple built in wardrobe with sliding doors, fitted shelf and hanging rail.



### OUTSIDE

The garden area to the front of the property has been laid in stone chips for ease of maintenance, providing ample off road parking for numerous vehicles. A metal gate allows access to the rear garden. The rear garden is

enclosed making it ideal for those with children and pets. Paved patio. Area laid in grass with stone chip borders.

### Outbuildings

Wooden garden shed.

Large wooden garage with up and over door allowing car access from the lane at the rear of the property. Workshop area with side door from the rear garden. The garage has power and light.



### SERVICES

Mains water, electric, gas and drainage.

### ITEMS INCLUDED

All fitted floor coverings, the majority of curtains, window blinds and lightfittings. The integrated kitchen appliances. Wooden garage with workshop. Wooden garden shed.

### 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.**

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