

STEWART & WATSON

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62 SEATOWN
BUCKIE, AB56 1JS



Traditional Detached Cottage

- Popular residential area close to town centre
- Modernised interior. Full D.G & mains Gas C.H
- Hallway, Spacious Lounge, Fitted Dining Kitchen
- Bathroom, 3 Bedrooms & Boxroom.
- Attached Garage. Enclosed garden areas.

Offers Over £135,000
Home Report Valuation £135,000

www.stewartwatson.co.uk

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TYPE OF PROPERTY

We offer for sale this traditional stone built detached cottage, which is situated within a popular residential area on the upper part of the coastal town of Buckie. The property is conveniently placed for the library, town centre, shops, supermarkets and schools. This home offers well-appointed accommodation over two floors and benefits from full double-glazing and mains gas central heating. The present owners have presented the property well, it has been tastefully decorated in neutral tones and all fitted floorcoverings, curtains, window blinds and lightfittings are to be included in the sale price leaving this home in a true move-in condition.

ACCOMMODATION

Hallway

Enter through wooden exterior door into the hallway, which has doors to the lounge, bathroom and bedroom 1. Built-in understair cupboard with fitted shelving. Built-in cupboard with fitted shelf and hanging rail. The staircase gives access from this area to the first floor accommodation.

Lounge

5.82 m x 4.47 m

Glass panelled door from the hallway. An L-shaped, double aspect room with front and side facing windows. Contemporary style wall mounted, pebble effect electric fire. Recessed alcove with fitted book/display shelving. Built-in cupboard housing the fuse box. Glass panelled door to the dining kitchen.



Dining Kitchen

7.48 m x 2.55 m

A bright and airy room with windows on three sides overlooking the garden areas. Fitted with a quality selection of base and wall mounted units in a maple effect finish with granite effect counter tops. Integrated gas hob, eye-level, double, electric oven, extractor hood and dishwasher. Features of the kitchen include a fitted table providing an informal dining space, two double, wall mounted cabinets with glass display fronts and shelved corner display areas. Inset one and a half bowl sink and drainer unit with mixer tap. Splashback wall tiling. The gas central heating boiler is concealed within one of the kitchen wall cabinets. Glass panelled exterior door giving access to the garden area at the side of the property. **The wall mounted T.V, washing machine**

and dining table and 6 chairs will remain in the property and are included in the price.





Bedroom 1

4.59 m x 3.06 m

Double aspect master bedroom with front and rear facing windows. Fitted bedroom furniture in a cherry effect finishing comprising of wardrobes with mirrored fronts, over bed storage units, bedside cabinets with illuminated display areas above and a dressing table with drawer unit and mirror.



Bathroom

2.43 m x 1.84 m

Fitted with a white suite comprising of toilet, wash-hand basin and shaped bath with shower fitment above. Glazed shower screen. Wall tiling to dado height and full height within the bath/shower areas. Fitted with a selection of bathroom furniture in an oak effect finish

providing useful storage cupboards. Heated towel ladder radiator.



Staircase

A carpeted staircase allows access from the entrance hallway to the first floor accommodation. The landing has front and rear facing Velux style roof windows and doors leading to bedroom 2 and bedroom 3. Space on the landing for computer desk/workstation. Built-in wardrobe with fitted hanging rail. Three double fitted cupboards. Doorway to the boxroom. **The first floor accommodation has some coombed ceilings and measurements are given at the widest points.**



Boxroom **3.08 m x 2.86 m**

This area is presently used as a hobby/craft room. Access to eaves storage space.

Bedroom 2 **3.87 m x 3.64 m**

Front facing Velux style roof window.



Bedroom 3 **3.64 m x 2.74 m**

Front facing Velux style roof window.



OUTSIDE

Enclosed garden areas to the side and rear of the property. The garden area to the side of the property has been laid in concrete and stone chips with some well stocked shrub borders. The side garden is generally west facing making it a super suntrap. The garden area to the rear of the property has been laid in paving slabs and stone chips for ease of maintenance. Outside light and water tap.

Garage

Attached garage with up and over door allowing car access from the front. Side facing window. Power and light. Wooden door from the rear garden. **The tumble dryer and freezer will remain and are included in the price.**



SERVICES

Mains water, electric, gas and drainage.

ITEMS INCLUDED

All fitted floorcoverings, curtains, window blinds and lightfittings. The fitted furniture in bedroom 1. The integrated kitchen appliances. The wall mounted TV, washing machine and dining table and chairs all in the kitchen. The tumble dryer and freezer in the garage.

N.B

The property is presently fully furnished and many items of furniture can also be made available for sale by separate negotiation if required.

Council Tax

The property is registered as band B

EPC Banding

EPC=D

Viewing

By appointment only which can be arranged by contacting our Buckie Office on 01542 833255

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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