

STEWART & WATSON

your **complete** property & legal service

35D WEST CHURCH STREET
BUCKIE, AB56 1BP



Top Floor Flat

- Popular location close to town centre
- D.G & electric heating
- Furnished accommodation
- Communal Entrance, Hallway, Lounge, Bathroom
- Dining Kitchen and Double Bedroom.

Offers Over £54,000

Home Report Valuation £54,000

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35D WEST CHURCH STREET, BUCKIE, AB56 1BP

TYPE OF PROPERTY

We offer for sale this top floor flat, which forms part of a traditional style property. This property is located close to the town centre in the coastal town of Buckie and is conveniently placed for shops, supermarkets and amenities. The property benefits from double-glazing and electric heating. The present owners are to leave the property furnished making this an ideal purchase for a first time buyer, or for those looking for an investment opportunity. All fitted floorcoverings, curtains, window blinds and light fittings are to be included in the sale price.

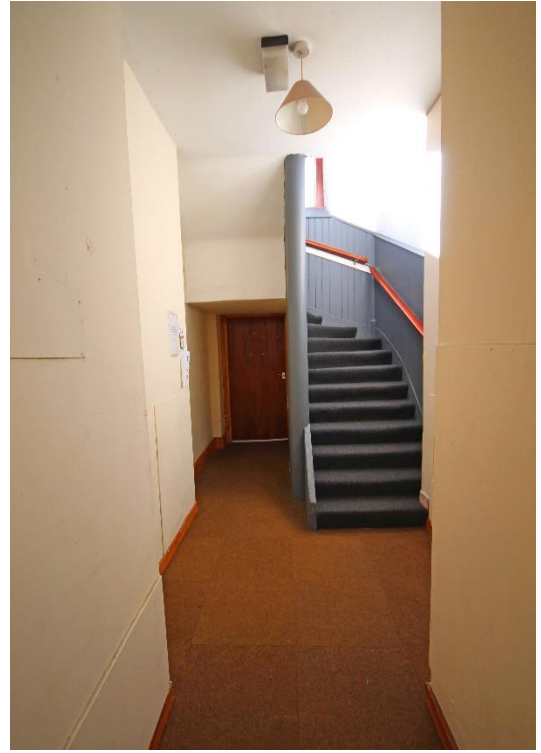
ACCOMMODATION

Communal Entrance

Enter through substantial wooden exterior door on West Church Street into a communal entrance, shared by the 4 flats in the building. A carpeted stairway with wooden banister allows access from the ground floor entrance to the first floor landing. There are 2 flats on the first floor, where the stairs continue up to the top floor, where there are a further 2 flats.



This property has some coombed ceilings and measurements have been given at the widest points.



Hallway

Enter through wooden door on the top floor landing into the hallway, which has doors leading to all of the accommodation. Built-in cupboard with fitted shelf and hanging rail.

Lounge

4.21 m x 3.56 m

Front facing bay window.



Kitchen

3.12 m x 2.97 m

Rear facing bay window. Fitted with a selection of base

units in a white gloss effect finish with contrasting countertops. Inset sink and drainer unit with mixer tap.



Bathroom

2.05 m x 1.73 m

Rear facing window. Fitted with a white suite comprising of toilet, wash-hand basin and bath with

shower fitment above. Built-in cupboard with airing shelf and the hot water tank.



Bedroom **4.26 m x 2.60 m**
Double bedroom with front facing window.



SERVICES

Mains water, electric and drainage.

ITEMS INCLUDED

All fitted floorcoverings, curtains, window blinds and light fittings. The integrated kitchen appliances. The property is presently furnished and all items of furniture, furnishings and appliances will remain in the property and are included in the sale.

Council Tax

The property is registered as band A

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.

The Property Shop, 2 Main Street, Turriff AB53 4AD (01888) 563777
59 High Street, Turriff AB53 4EL (01888) 563773
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17-19 Duke Street, Huntly, AB54 8DL (01466) 792331