

STEWART & WATSON

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5 EAST CATHCART STREET
BUCKIE, AB56 1PJ



Traditional Terraced Dwellinghouse

- Central location close to shops & schools.
- Spacious accommodation with D.G & gas C.H
- Hallway, Lounge, Dining Kitchen,
- Bathroom & 3 Bedrooms.
- Communal rear courtyard. Shed.

Offers Over £90,000

Home Report Valuation £90,000

www.stewartwatson.co.uk

5 EAST CATHCART STREET, BUCKIE, AB56 1PJ

TYPE OF PROPERTY

We offer for the sale this traditional terraced dwellinghouse, which is situated in a central location of the coastal town of Buckie. The property is conveniently placed for shops, supermarkets, schools and leisure facilities. This home offers spacious, well appointed accommodation over two floors and benefits from double-glazing and mains gas central heating. All fitted floorcoverings, curtains, window blinds and light fittings are to be included in the price.

ACCOMMODATION

Hallway

Enter through glass panelled exterior door into the hallway, which has doors to the lounge, dining kitchen and rear vestibule. The staircase allows access from the hallway to the first-floor accommodation.



Lounge

3.30 m x 3.27 m

Glass panelled door from the hallway. Spacious room with large, double front window. Recessed display alcoves, one with fitted shelving.



Dining Kitchen

3.96 m x 2.72 m

Glass panelled door from the hallway. Large rear facing window. Fitted with a selection of base and wall mounted units in an oak effect finish with granite effect countertops. Integrated gas hob, electric oven and extractor hood.

Shelved corner display areas. 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.

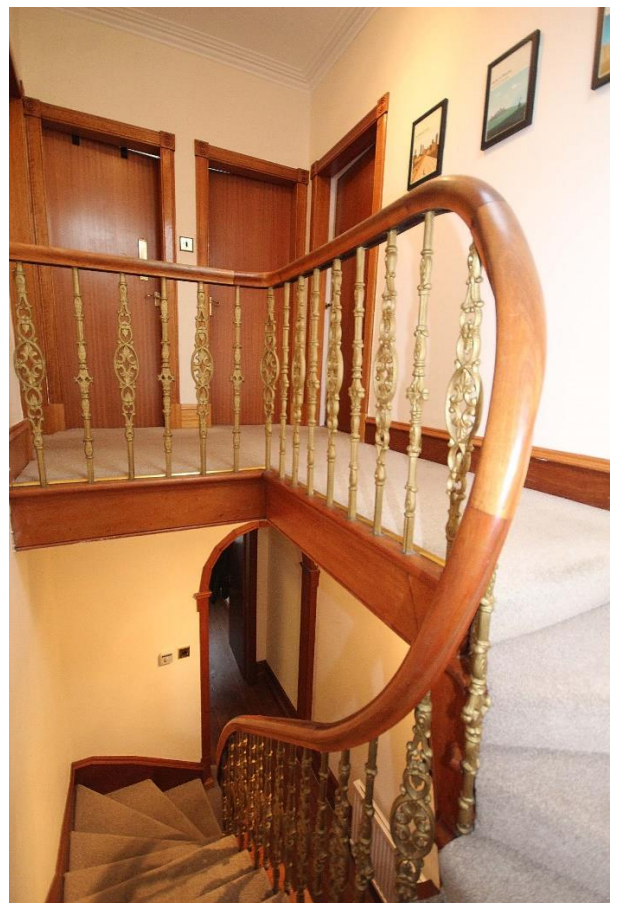


Rear Vestibule

This area has doors to the hallway and a glass panelled exterior door to the rear courtyard.

Staircase

A lovely feature of the entrance hallway is the sweeping staircase with wooden banister and traditional balustrades which allows access to the first floor accommodation. The first floor landing has doors to the bathroom and all 3 bedrooms. Front facing Velux style roof window on the staircase. **The first floor accommodation has some coombed ceilings and measurements are given at widest points.**



Bedroom 1**3.71 m x 3.02 m**

Double bedroom with double, front facing window.

**Bedroom 2****4.15 m x 2.50 m**

Double front facing window. Triple built-in wardrobes with sliding mirror doors, fitted shelving and hanging rails. Storage cupboards.

**Bathroom****3.58 m x 2.20 m**

Large rear facing window. Fitted with a white suite comprising of toilet, wash-hand basin, corner bath and separate shower cubicle. Wet wall panelling within the shower cubicle. Splashback wall tiling.

**Bedroom 3****3.10 m x 2.16 m**

Large rear facing window. Large walk-in cupboard.

**OUTSIDE**

Wooden door allows access from East Cathcart Street to a communal courtyard located at the rear of the property. The courtyard is shared by the neighbouring properties and provides drying and bin storage space. Allocated shed.

SERVICES

Mains water, electric, gas and drainage.

ITEMS INCLUDED

All fitted floorcoverings, curtains, window blinds and light fittings. The integrated kitchen appliances. The washing machine and fridge freezer will remain in the property and have been included in the price.

Council Tax

The property is registered as band B

EPC Banding

EPC = E

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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