



# 222 SEATOWN CULLEN AB56 4SL

CATEGORY C LISTED  
COTTAGE WITH SEA VIEWS

- HALL
- LOUNGE
- BEDROOM/DINING ROOM
- KITCHEN
- SHOWER ROOM
- ATTIC
- COUNCIL TAX BAND: A
- EPC BAND: G

**Viewing:** By contacting our  
Buckie Office on 01542 831 307



Offers over  
**£90,000**



**grantsmith**  
LAW PRACTICE

## 222 SEATOWN, CULLEN

Situated directly across from the beach in the popular Conservation Area of Seatown, Cullen, this traditional cottage enjoys a prime location on the seafront. Cullen boasts a rich variety of services and amenities, making it a haven for arts, culture, and social events, antique centres, independent vintage shops, and an architectural salvage yard, adding to the town's unique charm. Additionally, Cullen is renowned for its world-famous Cullen Skink and offers an 18-hole links golf course, all conveniently within walking distance from the cottage.

The cottage would benefit from modernisation, and currently the accommodation comprises; a Lounge, Kitchen, Bedroom/Dining Room, Shower Room, Large Attic, and a parking area on the south side. The sale includes fitted floor coverings, curtains, blinds, and light fixtures.

### KITCHEN

**4.40m x 2.70m**

Entering via a wooden door, the kitchen extension features windows to the south and west, along with a traditional double ceramic sink.

### DINING ROOM/BEDROOM

**4.10m x 3.22m**

**(But n Ben 2.00m x 1.28m)**

With a front-facing window, this dual-purpose room currently serves as both a dining room and a bedroom, with the double bed nestled within the 'but n ben' alcove. It also features a tiled fireplace and cupboard housing the meter.



## HALL

**4.20m x 0.95m**

Accessed via a wooden door with a glass pane above, and is currently not in use by the owners. The hall provides access to the lounge, dining room/bedroom, and staircase to the attic. Additionally there is an under stair cupboard.

## LOUNGE

**4.10m x 3.24m  
(But n Ben 1.23 x 1.82m)**

This dual-aspect room offers views of the sea from windows facing north and west. It includes a 'but n ben' alcove traditionally used for housing a bed, a tiled fireplace, and access to the shower room.



## SHOWER ROOM

**3.71m x 2.20m**

Featuring a white suite consisting of a W.C., handbasin, and shower cubicle behind double doors, the shower room includes a frosted window to the east and an electric towel rail.

## ATTIC

**11.00m x 4.10m**

Accessed via a wooden staircase, the attic on the first floor currently used as bedrooms and storage, with natural light provided by two roof windows.

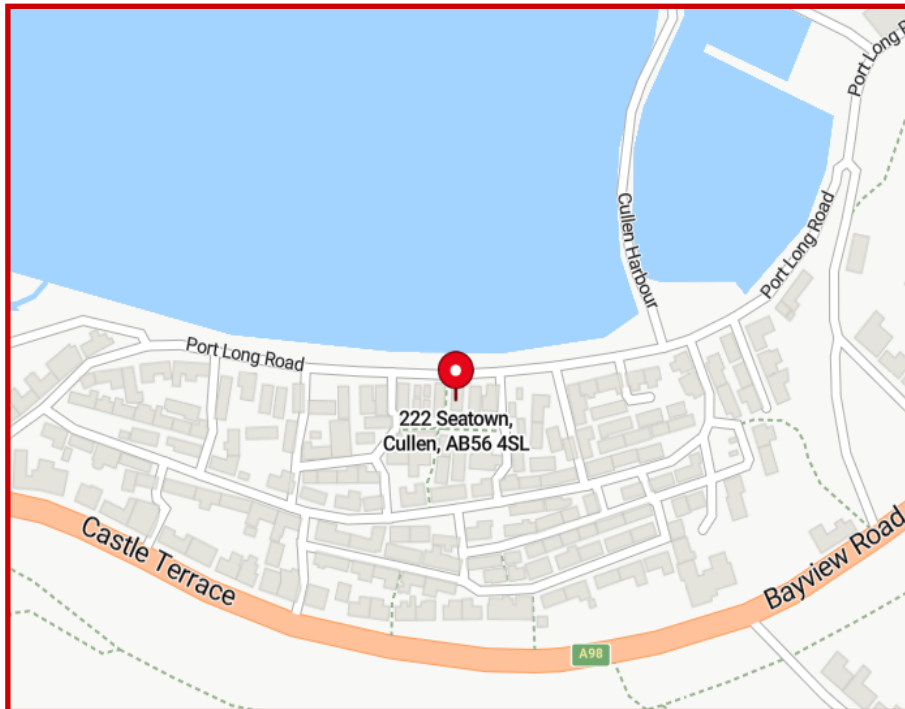


## OUTSIDE

The owners purchased an additional piece of land to the south of the property from Seafield Estate in 2005, which can be used as a parking area.

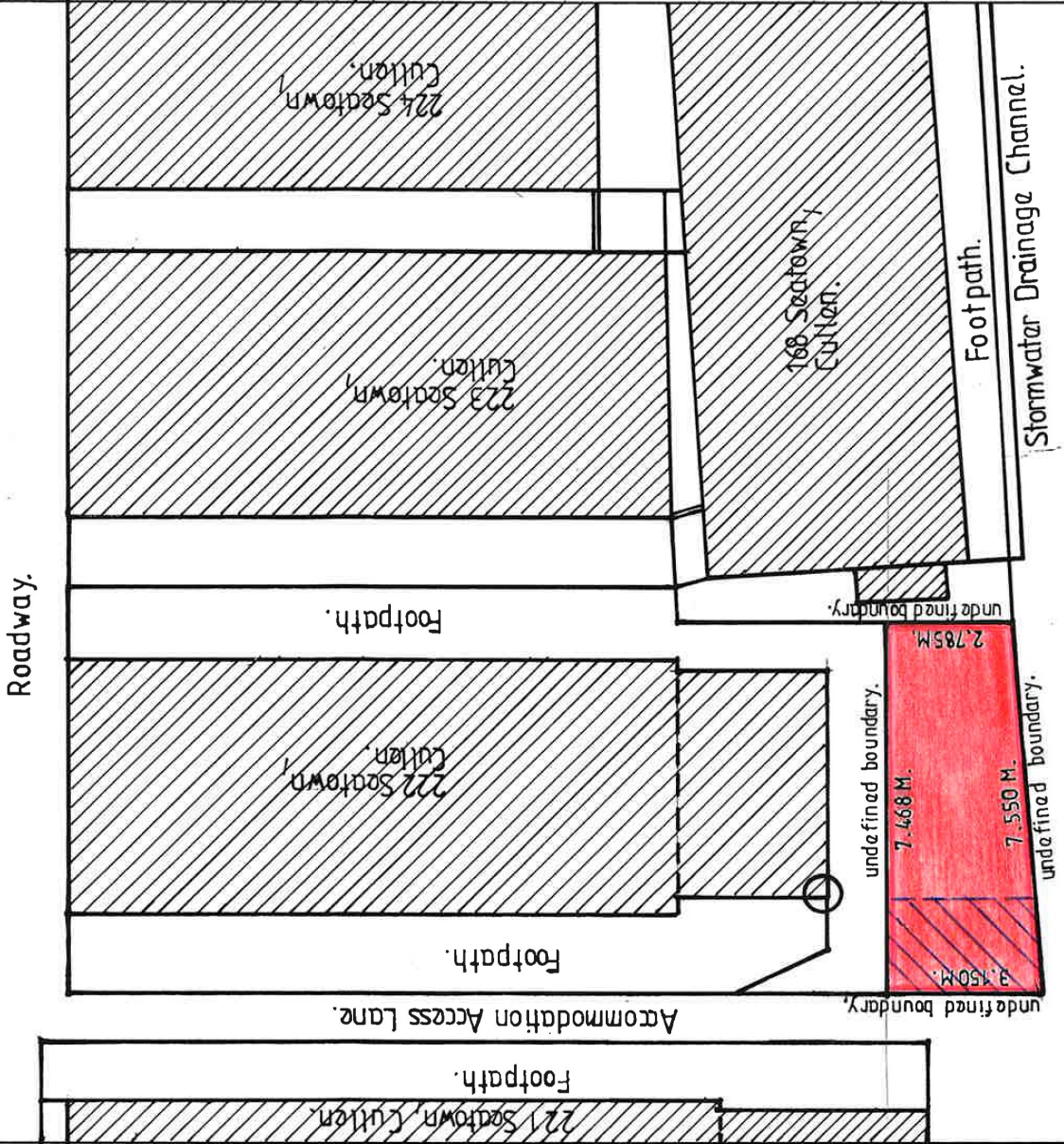
## IMPORTANT INFORMATION

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 must satisfy themselves by inspection or otherwise as to the accuracy of each of the statements contained within these particulars.



This is Plan Number One referred to in the foregoing Disposition by The Right Honourable Ian Derek Francis Ogilvie-Grant, Earl of Seafield in favour of John Michael Bradford and Anne Christine Windle dated 26 January 2005.

*Seafield*  
EOP



Roadway.

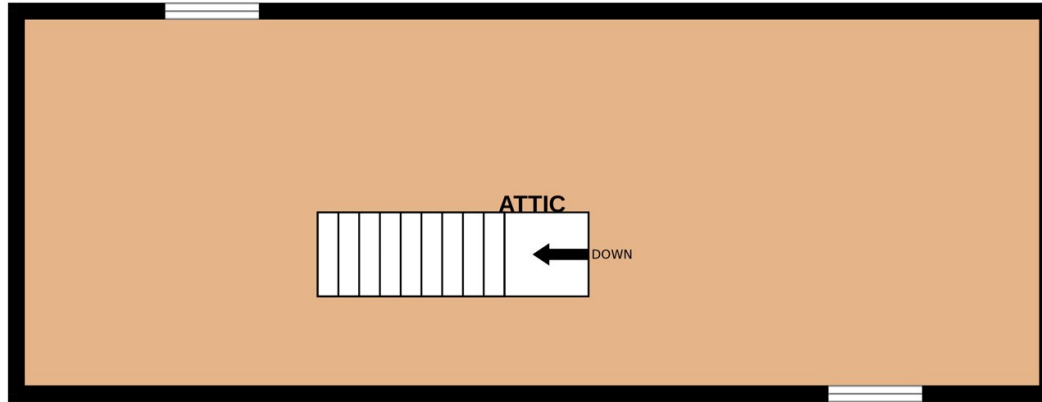
○ 10 Metre National Grid Reference Number NJ 50896 723. (25<sup>th</sup> O.S. Sheet NJ5067 NJ5167)

Area of Ground : 0.0022 of a Hectare or thereby. (0.005 Acre).

SEAFIELD ESTATES OFFICE, CULLEN, BUCKIE, MORAY. AB56 4UW TEL: 01542 - 840777 FAX: 01542 - 841413	TITLE Additional Ground at 222 Seatown, Cullen, Buckie, Moray.	SCALE 1:125.
		DATE August, 2004.

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1ST FLOOR



GROUND FLOOR

