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**DRILL HALL,
15 SEAFIELD PLACE
CULLEN, AB56 4TE**



Superior & Spacious, Semi-Detached Dwellinghouse

- Fully renovated former drill hall offering a fine family home
- Full D.G, mains gas C.H & 2 wood burning stoves.
- Large open plan Lounge/Dining Room/Kitchen, Mezzanine Seating Area
- Utility/Workshop, Bathroom, Study & 4 Bedrooms (2 en-suite)
- Enclosed courtyard garden to the front of the property.

Offers Around £349,000

Home Report Valuation £375,000

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TYPE OF PROPERTY

We offer for sale this very fine family home, which is situated in a popular area on the upper part of the coastal town of Cullen. The property is conveniently placed for the town centre shops, schools, surgery and amenities with town also being famed for its stunning former railway viaducts, picturesque harbour, sandy beach and challenging 18-hole links golf course. This former drill hall was stripped back to the stone walls and converted entirely to the present owners high specifications, the works were completed to an exceptionally high standard, with a high grade of insulation, new plumbing, electrics and fittings giving essentially a new home inside a traditional shell. The renovation, although extensive, has been done sympathetically with the owners creating a modern, individual family home with a stylish blend of charm and character. This home offers spacious, accessible, bungalow style accommodation with an additional mezzanine seating area above the kitchen and offers many of the conveniences the modern-day family expect including full double-glazing, mains gas central heating, a spacious dining kitchen which is open plan with the family/sitting room with a wood burning stove, workshop/utility room, family bathroom and a four double bedrooms, one with multi-fuel stove and two with en-suite shower rooms. The property has been decorated in neutral tones and all fitted floorcoverings, curtains, window blinds and light fittings within the property will remain and are to be included in the price leaving this home in a move-in condition.

ACCOMMODATION

Entrance 3.20 m x 2.75 m

Enter through glass panelled exterior door with glazed panels at either side into a spacious entrance. Solid wood flooring. Double doors to the lounge area.



Open plan Lounge/Dining Room/Kitchen 11.49 m x 7.26 m

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A fantastic entertaining space comprising of an open plan lounge, dining area and fitted kitchen. This area has a vaulted ceiling and is made bright and airy by three large side facing windows and French doors also to the side. The lounge area has a wood burning stove set on a slate hearth. Recessed alcove with fitted book/display shelving. Ample space for dining table and chairs. The kitchen area has been fitted with a quality selection of base and wall mounted units in a grey coloured shaker style finish with quartz countertops and co-ordinating upstands. Integrated dishwasher. Features of the kitchen include a high level table providing an informal dining space and deep pan drawers. Double doors to the entrance and to the study. Open plan to the hallway. Solid wood flooring.





Study

5.50 m x 1.87 m

Side facing window. Presently used as an office/hobby room. Built-in cupboard with fitted shelving. Doors to the lounge and the utility room.



Utility Room/Workshop

4.29 m x 3.18 m

Velux style roof window. Fitted with a quality selection of base and wall mounted units in an oak effect finish providing excellent storage. Sink and drainer unit with mixer tap. Spaces for washing machine and tumble dryer. Ceiling hatch allowing access to the loft space.

Hallway

This area is open to the lounge/dining area. Doors to the bathroom and all 4 bedrooms. The staircase allows access from this area to the mezzanine floor. Under stair storage area with fitted shelving.

Bedroom 4/Sitting Room

4.70 m x 4.32 m

Double side facing window. Presently used as a sitting room but providing ample space for use as a 4th double bedroom. Exposed stone chimney breast. Multi-fuel stove set on a slate hearth. Solid wood flooring.



Bedroom 1

5.96 m x 5.20 m

Spacious L-shaped master bedroom with two large side facing windows. Door to the en-suite shower room.



En-suite

2.55 m x 1.81 m

Fitted with a white suite comprising of toilet, wash-hand basin and corner shower cubicle. Contemporary unit in a

white gloss finish fitted below the wash-hand basin providing drawer and cupboard space. Splashback wall tiling. Heated towel ladder radiator.



Bedroom 2

4.46 m x 4.34 m

Double bedroom with side facing window and frosted glass panelled exterior door. Door to the en-suite shower room.



En-suite 2

Two rear facing windows. Fitted with a white suite comprising of toilet, wash-hand basin and shower cubicle.

Contemporary unit in a white gloss finish fitted below the wash-hand basin. Splashback wall tiling.



Bedroom 3

5.18 m x 2.81 m

Double bedroom with large side facing window. Fitted wash-hand basin.



Bathroom

3.24 m x 2.22 m

Fitted with a white suite comprising of toilet, wash-hand basin, free standing oval bath tub and separate corner shower. Contemporary unit in a white gloss finish fitted below the wash-hand basin providing drawer storage.



Mezzanine Sitting Area

An oak staircase with wooden banister and spindles allows access from the lounge/dining area to the mezzanine floor,



which is presently used as an office/seating area and enjoys views over the lounge and dining areas. Velux style roof windows on either side.



OUTSIDE

A courtyard style garden area lies to the front of the property, which is enclosed and enjoys a generally southerly aspect making it a super suntrap and an ideal spot

for alfresco dining. The courtyard has been laid in block paving for ease of maintenance and offers accessible, wheelchair friendly entry. Log and bin store.



SERVICES

Mains water, electric, gas and drainage.

ITEMS INCLUDED

All fitted floorcoverings, curtains, window blinds and light fittings. The integrated dishwasher. Log and bin stores.

Council Tax

The property is registered as band C

EPC Banding EPC=C

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



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