

STEWART & WATSON

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**165 SEATOWN
CULLEN, AB56 4SN**



Traditional Detached Dwellinghouse

- Popular residential area close to harbour & beach.
- Spacious accommodation. D.G & electric heating.
- Hallway, Lounge, Dining Room/Bedroom 3, Kitchen
- Toilet, Shower Room, Boxroom & 2 Double Bedrooms.
- Small garden area with wooden shed.

Offers Over £128,000
Home Report Valuation £135,000

www.stewartwatson.co.uk

165 SEATOWN, CULLEN, AB56 4SN

TYPE OF PROPERTY

We offer for sale this traditional detached dwellinghouse, which is situated in the sought after Seatown area of the picturesque coastal town of Cullen. This grade C listed property is close to the small harbour, sandy beach and challenging 18-hole links golf course with the town also having a supermarket, schools, medical centre and shops. This property offers accommodation over two floors and benefits from double-glazing and electric heating but will require upgrading and modernisation. Any fitted floorcoverings, curtains, window blinds and light fittings within the property will remain.

ACCOMMODATION

Hallway

Enter through substantial wooden exterior door into the hallway, which has doors to the lounge and the dining room/bedroom 3. Built-in understair cupboard. The staircase gives access from the hallway to the first floor accommodation.

Lounge

4.37 m x 3.28 m

Double aspect room with side and rear facing windows. Tiled fireplace and hearth. Sliding door to the kitchen.



Kitchen

4.20 m x 2.30 m

Large rear facing window. Fitted with a selection of base and wall mounted units with rolltop worksurfaces. Sink and

drainer unit. Built-in cupboard with fitted shelving. Built-in under stair cupboard with fitted shelving and coat hooks. Doors to the lounge, dining room and rear hallway.



Rear Hallway

This area has doors to the kitchen and toilet. Glass panelled exterior door to the rear of the property.

Toilet

1.52 m x 0.97 m

Side facing window. Fitted with a white toilet and wash-hand basin.



Dining Room/Bedroom 3

3.08 m x 3.02 m

Front facing window. Providing space for use as a sitting/dining room or as a ground floor bedroom. Built-in cupboard with fitted shelving. Sliding glazed door to the kitchen.



Staircase

Staircase with wooden banister gives access from the hallway to the first floor accommodation. The first floor landing has doors to the shower room, boxroom and both bedrooms. Large built-in cupboard with light, electric meter and fuses. **The first floor accommodation has some coombed ceilings and measurements are given at widest points.**

Boxroom

2.30 m x 1.92 m

Rear facing window giving views towards the former railway viaducts and Castle Hill. Built-in cupboard with airing shelving and the hot water tank.

Bedroom 1

4.78 m x 3.05 m

Spacious double size bedroom with front facing window giving views over the rooftops towards the Moray Firth and the harbour. Large rear facing window. Double built-in cupboard with fitted shelf and hangingrail.



Bedroom 2

4.81 m x 2.68 m

Double size bedroom with front facing window giving views over the rooftops towards the Moray Firth. Large rear facing window. Fitted wardrobes and storage cupboards.



Shower Room

1.98 m x 1.91 m

Rear facing window. Fitted with a white suite comprising of toilet, wash-hand basin and shower cubicle. Wet wall panelling within the shower area.



OUTSIDE

Small garden area to the side of the property with wooden shed. Small strip of garden to the rear of the property.



The view towards the Moray Firth from the front facing first floor windows in the property.

SERVICES

Mains water, electric and drainage.

ITEMS INCLUDED

Any fitted floorcoverings, curtains, window blinds and light fittings within the property will remain. The electric cooker. Garden shed.

Council Tax The property is registered as band C

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.

The Property Shop, 2 Main Street, Turriff AB53 4AD (01888) 563777
59 High Street, Turriff AB53 4EL (01888) 563773
65 High Street, Banff AB45 1AN (01261) 818883
42/44 East Church Street, Buckie AB56 1AB (01542) 833255
35 Queen Street, Peterhead AB42 1TP (01779) 476351

38 Broad Street, Fraserburgh, AB43 9AH (01346) 514443
21 Market Square, Oldmeldrum AB51 0AA (01651) 872314
4 North Street, Mintlaw, AB42 5HH (01771) 622338
25 Grant Street, Cullen, AB56 4RS Mon-Fri 1pm-4pm (01542) 840408
17-19 Duke Street, Huntly, AB54 8DL (01466) 792331