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**20 NEW STREET
FINDOCHTY, AB56 4PS**



Traditional Detached Dwellinghouse

- Popular residential area in coastal village
- D.G, gas C.H & wood burning stove.
- Hallway, Lounge, Dining Room, Kitchen, Utility
- Bathroom, Box Room & 3 Double Bedrooms.
- Enclosed rear garden. Garage & Driveway.

Offers Over £165,000
Home Report Valuation £165,000

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TYPE OF PROPERTY

We offer for sale this traditional detached dwellinghouse, which is situated in a popular residential area on the lower part of the coastal village of Findochty, close to the picturesque harbour and rugged coastline. Some views towards the Moray Firth can be appreciated from the front facing windows on the first floor. This grade C listed home offers spacious accommodation over two floors and benefits from double-glazing, mains gas central heating and a wood burning stove but would be enhanced by some modernisation and upgrading. Any fitted floorcoverings, curtains, window blinds and light fittings within the property will remain and are included in the price.

ACCOMMODATION

Hallway

Enter through substantial wooden exterior door into the hallway, which has doors to the lounge, sittingroom/bedroom 3 and the rear hallway. Built-in under stair cupboard. The staircase allows access from the hallway to the first floor accommodation.



Lounge

4.50 m x 3.05 m

Double, front facing window. Recessed fireplace with wood burning stove set on a slate hearth. Recessed alcove with double cupboard below.



Sitting Room/Bedroom 3

4.20 m x 3.13 m

Double, front facing window. Built-in cupboard with fitted shelving and fuse box. Access to the under stair cupboard.



Rear Hallway

Glass panelled door from the hallway. This area has doors to the hallway, utility room and dining room. Glass panelled exterior door giving access to the driveway at the side of the property. Ceiling hatch allowing access to the loft space.

Utility Room

2.21 m x 1.70 m

Rear facing window. Double wall cabinet. Deep Belfast style sink. Plumbing for automatic washing machine.



Dining Room **3.37 m x 2.90 m**
Rear facing window overlooking the rear garden. This area has doors to the rear hallway, kitchen and inner hallway. Ceiling hatch allowing access to the loft space.



Kitchen **2.52 m x 2.21 m**
Triple rear facing window giving views over the rear garden. Fitted with a selection of base and wall mounted units. Sink and drainer unit. **The electric cooker and fridge freezer will remain in the property and are included in the price.**



Inner Hallway
This area has doors to the dining room and bathroom. Side facing window. Hot water tank and gas central heating boiler.

Bathroom **2.34 m x 1.51 m**
Rear facing window. Fitted with a cream coloured suite comprising of toilet, wash-hand basin and bath with shower fitment from the bath mixer tap. Double cupboard fitted below the wash-hand basin. Full wall tiling.



Staircase
Staircase with wooden banister and spindles allows access from the entrance hallway to the first floor accommodation. The landing has doors to bedroom 1, bedroom 2 and the box room. Two double fitted cupboards providing useful shelved storage. Ceiling hatch allowing access to the loft space. **The first floor accommodation has some coombed ceilings and measurements are given at widest points.**



Bedroom 1 **4.17 m x 3.27 m**
Double bedroom with front facing window giving views towards the Moray Firth and rugged coastline. Rear facing Velux style roof window.



Bedroom 2 **4.04 m x 2.80 m**
Double bedroom with front facing window and rear facing Velux style roof window.



Box Room **2.06 m x 1.22 m**
 Front facing Velux style roof window. Glazed panel allowing light to pass to the landing.

OUTSIDE

The property occupies a good size site with enclosed gardens surrounding. Double, metal gates at the side of the property allow access onto a concrete driveway, providing off road parking spaces and access to the garage. The garden area to the rear of the property is enclosed and enjoys a generally south westerly aspect making it a super suntrap in the summer months. The rear garden is mainly laid in grass with some mature shrub borders. Drying lines.

Outbuildings

Wooden garage with double wooden doors allowing access from the driveway. Wooden garden store.



SERVICES

Mains water, electric, gas and drainage.

ITEMS INCLUDED

Any fitted floorcoverings, curtains, window blinds and light fittings. The electric cooker and fridge freezer in the kitchen. Wooden garage and garden store.

N.B The property will be sold as seen and no warranties will be given to the working order of any of the services or appliances.

Council Tax The property is registered as band B

EPC Banding EPC=F

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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