

STEWART & WATSON

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2 THE STEADINGS FINDOCHTY, AB56 4ZA



Mid Terraced Dwellinghouse

- Residential cul-de-sac in popular coastal village
- Move-in condition. Full D.G & gas C.H
- Hallway, Lounge, Conservatory, Fitted Dining Kitchen
- Utility Area, Bathroom, Toilet & 2 Double Bedrooms.
- Front garden. Enclosed rear garden. Wooden Shed.

Offers Over £145,000
Home Report Valuation £145,000

www.stewartwatson.co.uk

2 THE STEADINGS, FINDOCHTY, AB56 4ZA

TYPE OF PROPERTY

We offer for sale this terraced dwellinghouse, which is situated in a sought-after residential cul-de-sac on the upper part of the picturesque coastal village of Findochty. The property is conveniently placed for the village shops and bus route and close to the harbour, Moray Firth Coast and the footpath to Buckie. This home offers well-appointed accommodation over two floors and benefits from full double-glazing and mains gas central heating. The present owner has maintained and presented the property well, it has been decorated in neutral tones and all fitted floorcoverings, curtains, window blinds and light fittings will remain and are included in the price leaving this property in a move-in condition.

ACCOMMODATION

Hallway

Enter through glass panelled exterior door into the hallway, which has doors to the lounge, dining kitchen and bathroom. Built-in under stair cupboard with fitted shelf and hooks. The staircase allows access from the hallway to the first floor accommodation.



Lounge

4.71 m x 4.22 m

Glass panelled door from the hallway. A spacious room with front facing window. Patio doors allowing access to the conservatory.



Conservatory

2.28 m x 1.97 m

A lovely addition to the rear of the property with windows on two sides. Glass panelled door to the rear garden area.



Dining Kitchen

4.44 m x 3.19 m

Front facing window. Fitted with a modern selection of base and wall mounted units in a white, shaker style finish with solid countertops and upstands. Integrated gas hob, electric oven, extractor hood, fridge, freezer and dishwasher. Features of the kitchen include deep pan drawers, corner carousel cupboard and double wall unit with glass display fronts. Inset one and a half bowl sink unit with mixer tap. Door to the utility area. Glass panelled door allowing access to the rear garden.



Utility Area

A handy space located off the kitchen. Fitted units and shelving. Plumbing for washing machine and space for tumble dryer. Wall mounted gas centra; heating boiler.

Bathroom

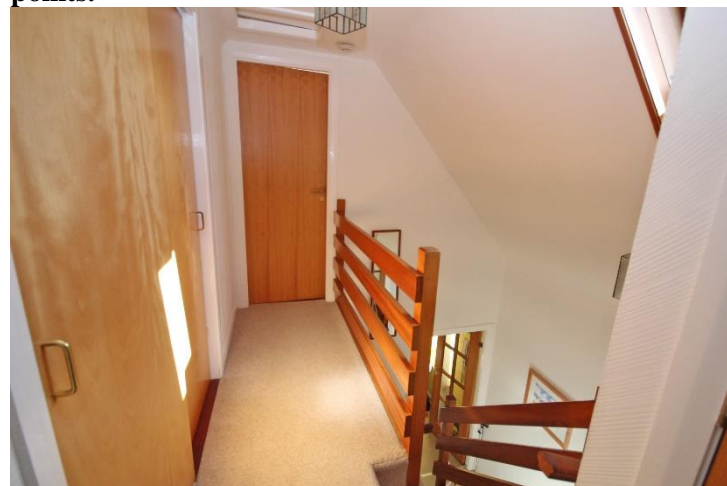
2.71 m x 2.45 m

Rear facing window. Fitted with a white suite comprising of toilet, wash-hand basin, offset corner bath and separate shower cubicle. Wetwall panelling to dado height and full height within the shower area.



Staircase

A carpeted staircase with wooden banister allows access from the entrance hallway to the first floor accommodation. The first floor landing has a front facing Velux style roof window and doors to the toilet and both bedrooms. Double built-in cupboard with sliding doors, fitted shelf and hanging rail. 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

3.67 m x 3.19 m

Double bedroom with front and rear facing Velux style roof windows. Double built-in wardrobe with sliding mirror doors, fitted shelf and hanging rail.



Toilet

Fitted with a white toilet and wash-hand basin. Storage cupboard fitted below the wash-hand basin.

Bedroom 2

3.21 m x 3.20 m

Double bedroom with front and rear facing Velux style roof windows.



OUTSIDE

The garden area to the front of the property is mainly laid in terraced paving and stone chips with some mature shrubs. The front garden enjoys a generally southerly aspect making it a super suntrap in the summer months. An enclosed garden lies to the rear of the property and is again laid in paving for ease of maintenance. Drying lines. Outside light. Wooden garden shed. Allocated parking space in the car parking area at the side of the property.



SERVICES

Mains water, electric, gas and drainage.

ITEMS INCLUDED

All fitted floorcoverings, curtains, window blinds and light fittings. The integrated kitchen appliances. Wooden garden shed.

Council Tax The property is registered as band B

EPC Banding EPC=D

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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