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7 VICTORIA CRESCENT
CULLEN, AB56 4TT



Traditional Semi-Detached Dwellinghouse

- Popular residential area of coastal town
- Full D.G, gas C.H & wood burning stove.
- Hallway, Lounge, Fitted Kitchen
- Bathroom & 2 Double Bedrooms.
- Front garden. Large enclosed rear garden.

Offers Over £130,000
Home Report Valuation £130,000

www.stewartwatson.co.uk

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TYPE OF PROPERTY

We offer for sale this stone built semi-detached dwellinghouse, which is situated in a popular residential area on the upper part of the picturesque coastal town of Cullen. The property is conveniently placed for the town centre, shops, play-park and Primary School. The property has been upgraded and modernised over the years, it offers sizable, well-appointed accommodation over two floors and benefits from full double-glazing and mains gas central heating. The rear garden is extensive and may provide scope for a purchaser to extend the property (subject to obtaining any necessary planning consents). All fitted floorcoverings, window blinds and light fittings are to be included in the price.

ACCOMMODATION

Entrance Hallway

Enter through glass panelled exterior door into the hallway, which has a door leading to the lounge. The stairway gives access from the hallway to the first floor accommodation.

Lounge

4.22 m x 4.15 m

Large front facing window with fitted storage cupboards below. Recessed fireplace with wood burning stove set on a stone hearth with substantial wooden mantle above. Recessed areas at either side of the fireplace with fitted display shelving and cupboards. Built-in under stair cupboard with light and gas meter. Door to the rear hallway



Rear Hallway

This area gives access to the lounge and the dining kitchen. Built-in cupboard with shelf and power point. Built-in cupboard with rear facing window and gas central heating boiler. Glass panelled exterior door to the rear garden.

Dining Kitchen

3.14 m x 2.36 m

Rear facing window overlooking the rear garden. Fitted with a modern selection of base and wall mounted units in

a white coloured finish with contrasting countertops and upstands. Integrated electric hob and eye-level double oven. Inset sink and drainer unit with mixer tap. Splashback wall tiling. Features of the kitchen include soft closers, deep pan drawers and wall display shelf. Plumbing for washing machine and vented for tumble dryer. Space for table and chairs.



Stairway

A carpeted staircase with wooden banister gives access from the entrance hallway to the first floor accommodation. Side facing window on the staircase. The first floor landing has doors leading to the bathroom and to both bedrooms. Ceiling hatch allowing access to the loft space.

Bedroom 1

4.25 m x 3.50 m

Large double bedroom with double front facing window. Walk-in wardrobe with fitted shelving and hanging rail.



Bathroom

Rear facing window. Fitted with a white suite comprising of toilet, wash-hand basin and bath with shower fitment above. Splashback wall tiling. Wall mounted mirrored bathroom cabinet. Heated towel ladder radiator.



Bedroom 2

3.13 m x 2.98 m

Double bedroom with rear facing window overlooking the rear garden and giving views towards the neighbouring village of Portknockie and across the Moray Firth. Two double built-in cupboards with fitted shelving and hanging rails.



OUTSIDE

The garden area to the front of the property is laid in stone chips with some mature plants and shrubs. A path allows access to the front door. The garden area to the side of the property is laid in stone chips and allows access via a wooden gate to the rear garden. An extensive garden lies to the rear of the property, which is enclosed making it ideal for those with children and pets. A paved patio area enjoys a generally westerly aspect, making it a super suntrap and ideal for alfresco dining. Large area laid in grass. Rotary clothes dryer. Garden stores.



SERVICES

Mains water, electric, gas and drainage.

ITEMS INCLUDED

All fitted floorcoverings, window blinds and light fittings. The integrated kitchen appliances. Garden stores.

Council Tax

The property is registered as band A

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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