



**BROADHYTHE  
25 STATION ROAD  
FINDOCHTY  
AB56 4PJ**

**DETACHED FOUR BEDROOM  
FAMILY HOME WITH SEA  
VIEWS, GARDEN & GARAGE**

- HALL
- LOUNGE
- SITTING ROOM
- DINING ROOM
- KITCHEN
- FOUR BEDROOMS
- BATHROOM
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- Council Tax Band Currently:  
D
- EPC Band: E

**Viewing:** By contacting our  
Buckie Office on 01542 831307



Offers over  
**£170,000**



**grantsmith**  
LAW PRACTICE

## **BROADHYTHE, 25 STATION ROAD**

Sitting in an elevated position, this home enjoys sea views and is within easy reach of all village amenities and the local Primary School. Whilst the property requires upgrading, it is full of traditional period features and would make an outstanding family home. The property has a garage at the rear with off-street parking as well as a front and rear gardens.

The accommodation comprises; Ground Floor: Hall, Lounge, Sitting Room, Dining Room, Kitchen, Mezzanine Floor: Bedroom 4, Bathroom, WC and on the First Floor: 3 Bedrooms. All fitted carpets, floor coverings, window blinds and light fittings are included in the sale price.



### **ENTRANCE HALL**

A glazed uPVC door leads into the hall which accesses the lounge, sitting room, dining room, as well as the stairs to the first floor. The hall is carpeted, and this continues up the staircase which has a handrail. Shelved cupboard.

### **LOUNGE**

**4.70m x 4.60m**

A glazed door accesses the large lounge which has windows to both the front and rear. Traditional features within this room include a deep window sill, skirtings, and decorative coving. Alcove with shelved cupboard below. A gas fire sets atop a marble hearth. Fitted carpet.



## **SITTING ROOM**

**4.70m x 3.34m**

A glazed door accesses the sitting room which has windows overlooking the front garden. A gas fire sits atop a tiled fireplace. Fitted carpet.



## **DINING ROOM**

**3.30m x 3.25m**

The dining room has a rear-facing window and leads through to the kitchen. Within the dining room is a double door cupboard with shelving. The rear uPVC door is also accessed from this room.

## **KITCHEN**

**3.30m x 2.22m**

The kitchen also overlooks the rear garden. Fitted with ample base and wall-mounted units with contrasting worktops. 1 ½ sink with drainer and mixer tap. The Zanussi electric oven will remain. Vinyl flooring.

## **STAIRCASE/LANDING**

The staircase leads to a half landing which leads off to the mezzanine floor. The mezzanine landing accesses bedroom 4, the bathroom and the separate WC. A shelved cupboard offers storage. The stairs continue to the first floor where the landing on the first floor accesses bedrooms 1-3. The landing on the first floor has a window overlooking the front garden. Shelved meter cupboard.

#### **BEDROOM 4**

**3.30m x 2.55m**

This bedroom has a rear-facing window and fitted carpet.

#### **BATHROOM**

**2.55 x 2.32m**

The bathroom is fitted with a white three-piece suite consisting of WC, handbasin with storage below and bath with electric shower above. Rear-facing frosted mirror. Cupboard housing the boiler.

#### **W.C.**

**1.37m x 0.85m**

Fitted with a WC and handbasin.





**BEDROOM 1**

**4.70m x 3.40m**

A large bedroom with a front-facing window with a deep display sill. Fitted carpet.

**BEDROOM 2**

**4.70m x 3.21m**

A second large double bedroom with a dual aspect featuring windows to the front and side. Fitted carpet.

**BEDROOM 3**

**3.05 x 2.24m**

The third bedroom has a roof window to the rear of the property. Fitted carpet.





## **GARDEN**

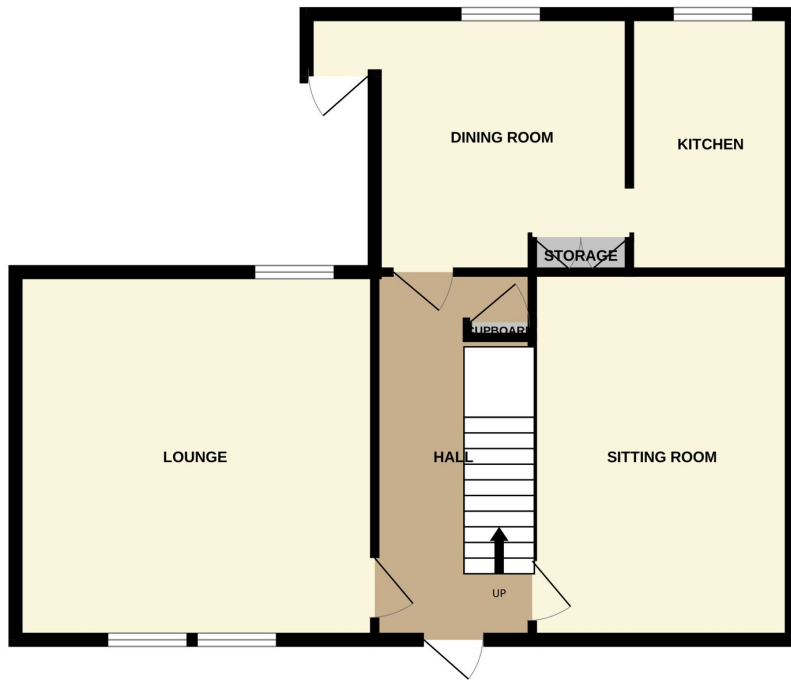
The front garden is paved with areas of stone chip and planting. The drive leads to a parking area at the rear and the garage. A wooden gate accesses the rest of the private rear garden which is laid to lawn. Storage boxes within the garden will remain.

## **IMPORTANT INFORMATION**

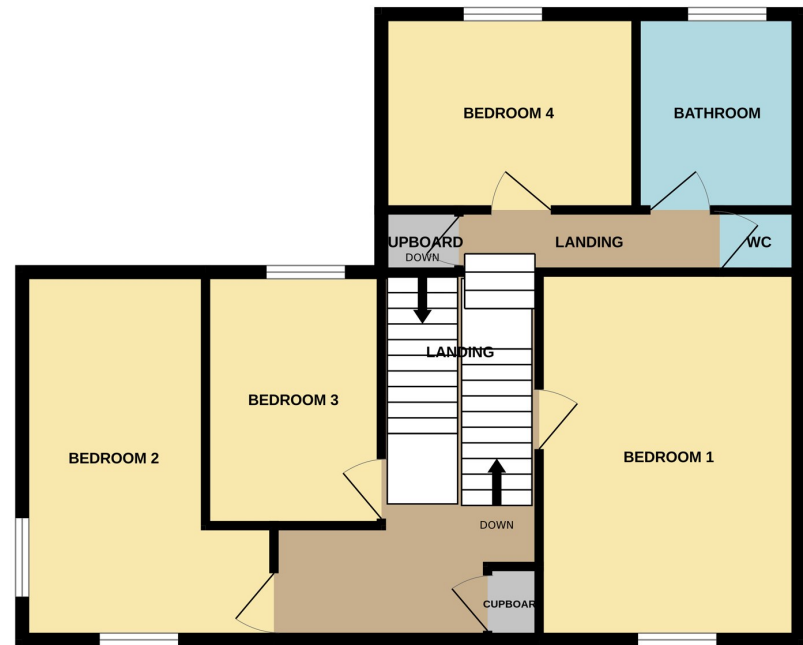
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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