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**HOME LEA, 7 SOUTH CASTLE STREET**  
*CULLEN, AB56 4RT*



### *Traditional Semi-Detached Dwellinghouse*

- Popular residential area in picturesque coastal town
- Spacious accommodation. D.G & gas C.H.
- Lounge, Dining Room, Dining Kitchen, Bathroom
- Boxroom, Study & 3 Bedrooms (1with en-suite)
- Enclosed courtyard to the rear.

***Offers Over £185,000***  
***Home Report Valuation £185,000***

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## HOME LEA, 7 SOUTH CASTLE STREET, CULLEN, AB56 4RT

### TYPE OF PROPERTY

We offer for sale this traditional semi-detached dwellinghouse, which is situated in a popular residential area on the upper part of the picturesque coastal town of Cullen. Home Lea is conveniently placed for the town centre shops, schools and amenities. This grade C listed home offers spacious, well-appointed family accommodation over two floors and benefits from double glazing and mains gas central heating. Many of the original features within the property have been retained including the panelled internal doors and staircase. The property offers a spacious lounge, modern fitted kitchen, dining/family room, and bedroom with en-suite shower room all on the ground floor with a family bathroom, study, box room/nursery and 2 further bedrooms on the first floor. Any fitted floor coverings, 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 with glazed panel above into hallway, which has doors to the lounge,

dining room, bedroom 1 and the inner hallway. The staircase allows access from the hallway to the first floor accommodation.



#### Lounge

4.81 m x 3.69 m

Front facing window. Traditional wooden fire surround with marble effect backing, hearth and inset coal effect living flame style gas fire. Recessed display alcove with fitted cupboard below.



#### Sitting/Dining Room

4.76m x 2.98m

Front facing window. Tiled fireplace and hearth with inset coal effect electric fire. Two recessed display alcoves with double cupboards fitted below. Door to the dining kitchen.



#### Dining Kitchen

3.74m x 3.38m

Rear facing window. Fitted with a selection of base and wall mounted units in a beech effect finish with marble effect countertops. Integrated dishwasher and fridge freezer. Wall mounted cabinet with glass display front. Shelved corner display unit. Integrated fridge and freezer. Sink and drainer unit with mixer tap. Splashback wall tiling. The gas central heating boiler is concealed within one of the wall cabinets. Timber ceiling linings. Glass panelled exterior door giving access to the rear courtyard. **The gas cooker is to be included in the price.**



### Bedroom 1

3.67m x 2.86m

Double sized bedroom with rear facing window overlooking the courtyard. Door to the en-suite.



### En-Suite

Rear facing window with cupboard below. Fitted with a white suite comprising of toilet, wash-hand basin and large shower cubicle. Wet wall panelling within the shower area. Door to the inner hallway



### Inner Hallway

This area has doors to the main hallway and the en-suite shower room. Built in cupboard with fitted airing shelving. Built in under stair cupboard.

### Staircase

A lovely feature of the property is the staircase with traditional banister and spindles, which allows access from the entrance hallway to the first floor accommodation. The first floor landing has a front facing roof window and doors leading to the study, bedroom 2, bedroom 3, box room/nursery and the bathroom. **The first floor accommodation has some coombed ceilings and measurements are given at widest points.**



### Bedroom 2

4.76m x 3.00m

Spacious, double bedroom with front facing bay window.



### Bathroom

Rear facing window. Fitted with a white suite comprising of toilet, wash-hand basin, corner bath and corner shower cubicle. Built in cupboard with fitted shelving and the hot water tank. Decorative wall tiling to dado height.



### Bedroom 3

3.60m x 3.56m

Spacious, double bedroom with front facing bay. Two double built in wardrobes with bi-fold doors, fitted shelving and hanging rails.



### Box Room/Nursery

2.87m x 1.92m

Rear facing Velux style roof window. Providing space for use as a nursery or possible single bedroom.

### Study

3.18m x 2.00m

Front facing roof window. Fitted desk/study area.

### OUTSIDE

A low maintenance courtyard lies to the rear of the property, which has been laid in paving slabs for ease of maintenance. The garden area can be accessed from a wooden gate from the side lane and a door from the dining kitchen. The neighbours at 5 and 7a have a right of access through the courtyard for maintenance to their property.



**SERVICES** Mains water, electric, gas and drainage.

### ITEMS INCLUDED

All fitted floorcoverings, curtains, window blinds and light fittings. The integrated kitchen appliances and gas cooker.

**Council Tax** The property is registered as band C

**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](mailto: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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