

STEWART & WATSON

your **complete** property & legal service

**8 LOGIE DRIVE
CULLEN, AB56 4TW**



Sold as seen with all items of furniture, furnishings and appliances included in the sale.

Semi-Detached Dwellinghouse

- Spacious accommodation in popular residential area
- Modernised home with full D.G & mains gas C.H
- Hallway, Lounge, Dining Kitchen
- Bathroom & 3 Bedrooms (1 with en-suite)
- Large site with gardens surrounding. Off road parking.

Offers Over £175,000
Home Report Valuation £175,000

www.stewartwatson.co.uk

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 coastal town of Cullen. The property is conveniently placed for the town centre shops, supermarkets and amenities and enjoys open views at the front across the playpark. This home offers spacious, well-appointed accommodation over two floors and benefits from full double-glazing and mains gas central heating. The present owner has presented the property well and all fitted floorcoverings, curtains, window blinds, light fittings are to be included in the price. The property is fully furnished, and all items of furniture, furnishings, appliances, cutlery, crockery and linen as viewed are to be included in the price leaving this home in a true move-in condition.

ACCOMMODATION

Hallway

Enter through glass panelled exterior door into the hallway, which has doors to the lounge and bathroom. Built-in cupboard with fitted shelving. Under stair storage area. The staircase allows access from this area to the first floor accommodation.



Lounge

4.46 m x 2.85 m

Large front facing window. Oak fire surround with marble effect backing, hearth and electric fire. Recessed display alcove with double cupboard below. Glass panelled door to the dining kitchen.



Dining Kitchen

4.22 m x 2.85 m

Rear facing window. Fitted with a modern selection of base and wall mounted units in a beech effect finish with contrasting countertops. Integrated gas hob, electric oven and extractor hood. One and a half bowl sink and drainer unit with mixer tap. Splashback wall tiling. The gas central heating boiler is concealed within one of the wall units. Glass panelled exterior door giving access to the rear garden.



Bathroom

2.12 m x 2.07 m

Side facing window. Fitted with a white suite comprising of toilet, wash-hand basin and bath with shower fitment

above and additional shower fitment from the bath mixer tap. Splashback wall tiling.



Staircase

A carpeted staircase with wooden banister allows access from the hallway to the first floor accommodation. The first floor landing has a side facing window and doors to all three bedrooms. Ceiling hatch allowing access to the loft space.



Bedroom 1

3.43 m x 3.32 m

Spacious double bedroom with front facing window giving views over the park. Triple built-in wardrobe with sliding mirror doors, fitted shelving and hanging rails. Built-in cupboard with fitted shelving. Door to the en-suite shower room.



En-suite

2.85 m x 2.20 m

An L-shaped room with front facing window. Fitted with a white suite comprising of toilet, wash-hand basin and

corner shower cubicle. Double cupboard fitted below the wash-hand basin providing useful storage. Wet wall splashback panelling within the shower area.



Bedroom 2

3.95 m x 2.88 m

Spacious room, currently a twin room with rear facing window. Built-in wardrobe with fitted shelving and hanging rail.



Bedroom 3

2.88 m x 2.83 m

Side facing window. Double size bedroom, currently with single bed. Built-in wardrobe with fitted shelving and hanging rail.



maintenance, a paved and stone chipped driveway at the side provides off road parking spaces. To the side of the driveway is an area laid in grass with hedging and mature shrub borders. The garden area to the rear of the property enjoys a generally westerly aspect making it a super suntrap in the summer months. A paved patio area enjoys views over the rear garden and provides a super spot for alfresco dining. Area laid in grass with mature shrubs and plants. Wooden garden shed.



OUTSIDE

The property occupies a large corner site with garden areas to the front, side and rear. The gardens offer excellent potential for extension or further development to provide additional accommodation (subject to obtaining the necessary planning consents). The garden at the front of the property has been laid in stone chips for ease of



SERVICES

Mains water, electric, gas and drainage.

N.B

The first floor bedroom windows are fire escape windows.

ITEMS INCLUDED

All fitted floorcoverings, curtains, window blinds and light fittings. The integrated kitchen appliances. The property is presently fully furnished and all items of furniture, furnishings, cutlery, crockery, appliances as viewed will remain in the property and are to be included in the price.

Council Tax

The property is registered as band A

EPC Banding EPC = C

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.

The Property Shop, 2 Main Street, Turriff AB53 4AD	(01888) 563777	38 Broad Street, Fraserburgh, AB43 9AH	(01346) 514443
59 High Street, Turriff AB53 4EL	(01888) 563773	21 Market Square, Oldmeldrum AB51 0AA	(01651) 872314
65 High Street, Banff AB45 1AN	(01261) 818883	4 North Street, Mintlaw, AB42 5HH	(01771) 622338
42/44 East Church Street, Buckie AB56 1AB	(01542) 833255	25 Grant Street, Cullen, AB56 4RS	Mon-Fri 1pm-4pm(01542) 840408
35 Queen Street, Peterhead AB42 1TP	(01779) 476351	17-19 Duke Street, Huntly, AB54 8DL	(01466) 792331