

5-7 Seafield Street

CULLEN, MORAY, AB56 4SG



Exceptional four-bedroom traditional Grade C-listed stone and slate house which retains the character and charm of a bygone era circa 1825



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McEwan Fraser Legal is delighted to offer this Grade C-listed four-bedroom semi-detached traditional stone and slate property.

Originally two properties, part of which was a restaurant, the current owners, during their tenure, have maintained and modernised where and when necessary. Offering spacious and versatile living accommodation over three floors, presented to the market in a walk-in condition, and further benefitting from a multitude of stylish fittings and finishings, part double glazing, and gas central heating.

This substantial property with many potential opportunities will make a superb family home with room to grow, and would also suit an extended family living. Early viewing is highly recommended due to its fantastic location.

THE SITTING ROOM



The accommodation comprises a hallway, with two principal ground floor rooms facing the front of the property, flooded with natural light, with high ceilings and sash and case windows.

THE LOUNGE



The main reception room is fitted with a multi-fuel stove. From this room, interior double doors lead to the open-plan dining and kitchen.



THE KITCHEN/DINER



The dining kitchen is fitted with multiple wall and base-mounted units with contrasting worktops, with a mixture of integrated appliances and white goods.



From the kitchen, French doors lead to the rear garden and patio with separate access to the studio/study. A guest cloakroom and utility room complete the ground floor accommodation.

THE STUDIO/STUDY, UTILITY & WC





An original carpeted staircase with wooden balustrades leads to the two upper floors. On the first floor, there are two double bedrooms, one of which is currently used as an office, with dormer windows that flood the rooms with natural light and ample room for an assortment of large stand-alone furniture.

There are also two centrally located family bathrooms. On the upper floor, there are two further spacious attic bedrooms. In addition, there are ample storage cupboards throughout the property.

BATHROOM 1



BATHROOM 2



BEDROOM 1



BEDROOM 2



BEDROOM 3

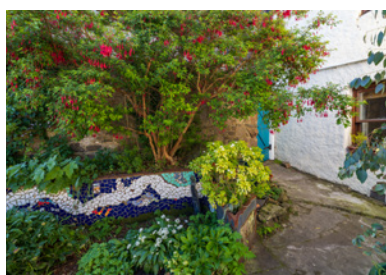


BEDROOM 4 / OFFICE

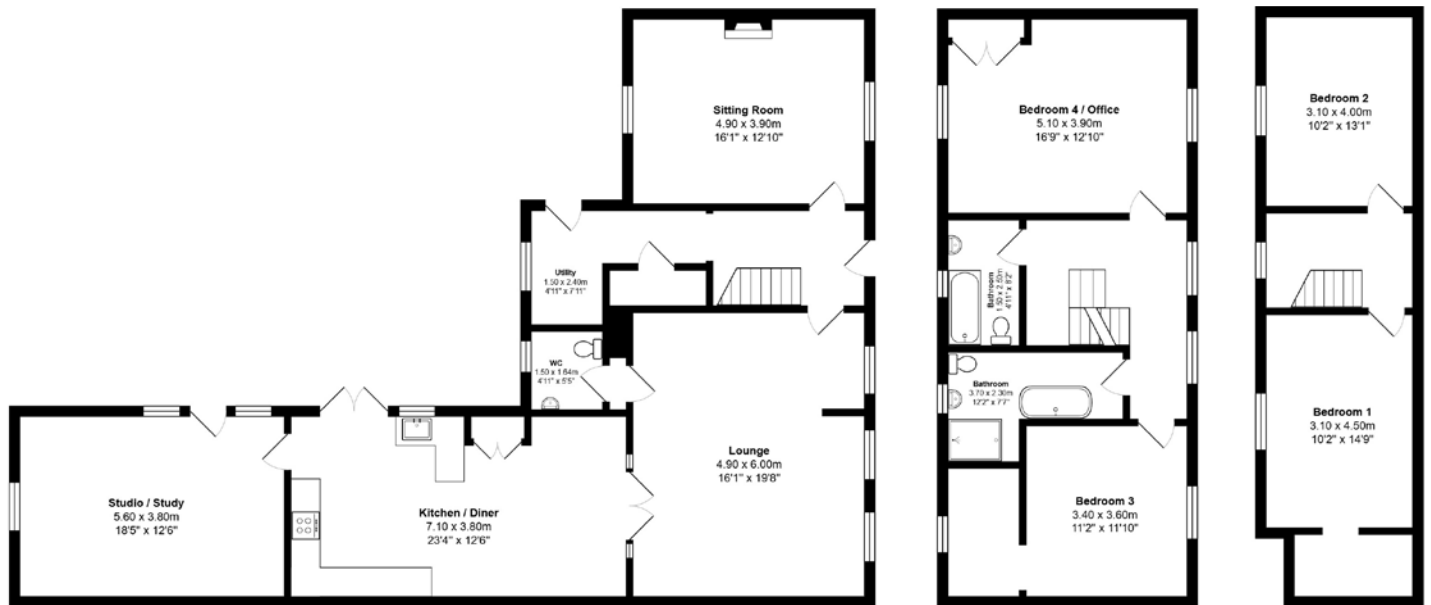


Free on-street parking is available at the front of the property, a gated side entrance allows access to the rear garden which is south easterly facing, is bordered by a high perimeter wall and is very private, laid partially to lawn with extensive planting of shrubs and seasonal flowers with a vegetable patch, a patio area laid to stone paving is perfect for some alfresco dining, entertaining, and enjoying the sun, the garden provides a secure environment for children and pets. A wooden shed/workshop completes the garden.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 220m² | EPC Rating: E



THE LOCATION

The Royal Burgh of Cullen is renowned for both the beauty of its setting and its rich history. During the Wars of Independence against King Edward I of England. In 1327, King Robert the Bruce's Queen, Elizabeth de Burgh, died at Cullen. Her entrails are said to be buried at the Church in Cullen. 5-7 Seafield Street is located in the upper part of the picturesque seaside town of Cullen, on the Moray Firth's coastal footpath. From here, you are within a short drive or walk to some of the most talked about beaches on the Moray Coast, where an abundance of wildlife can be seen, such as dolphins, seals, the occasional whale and the numerous species of birds that frequent this coastline.





Cullen is a historic town which boasts spectacular scenery in and around the locality. The historic Cullen House and Church, its massive viaducts, stunning marina, and spectacular rugged coastline and beaches. There are some nice tearooms, delicatessens, other eateries, and hotels, all of which add to the appeal of the area, which is frequented by numerous visitors, especially during peak seasons. There are pre-school and primary school facilities with secondary education available in the nearby town of Buckie. There are also numerous leisure facilities nearby, with at least three 18-hole links golf courses within 6 miles of this property, one of which is less than a quarter of a mile away.

The River Spey and the River Deveron are a short drive from this property and are both renowned for their salmon and trout fishing. The angler is spoilt for choice with numerous rivers, beaches, rugged coastline, and local harbours to fish in. The nearby town of Buckie, 6 miles to the west, offers all the other facilities that you would need, two major NHS facilities, banking options, restaurants, cafes, pubs, local shops, and major supermarkets.

The East Coast bus network operates through Cullen, providing regular local and city connections. The East Coast Rail Network operates through Elgin, providing a link to both Inverness and Aberdeen, with Keith Railway Station being the nearest link to the town of Cullen, approximately 10 miles away.



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