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**MORAY VIEW,
21 STATION ROAD
FINDOCHTY, AB56 4PJ**



Substantial Detached Dwellinghouse

- Residential area of coastal village giving lovely sea views.
- Spacious family home with D.G & gas C.H
- Sitting Room, Family/Dining Room, First Floor Lounge
- Dining Kitchen, Utility, Store, Bathroom & 5 Bedrooms (1 en-suite)
- Enclosed rear garden. Various Outbuildings. Off road parking.

Offers Over £240,000
Home Report Valuation £250,000

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TYPE OF PROPERTY

We offer for sale this substantial detached dwellinghouse, which is situated in a popular residential area on the upper part of the picturesque coastal village of Findochty. Moray View is conveniently placed for the village shops and from its elevated position enjoys lovely views towards the harbour and across the Moray Firth from many of the rooms. This property was once the post masters house, Post Office and general store but is now one large dwelling offering spacious family accommodation over two floors. The property would be enhanced by some modernisation but benefits from gas central heating and the majority of windows being double glazed. All fitted floorcoverings, curtains, window blinds and light fittings are to be included in the price. **Viewing is essential to fully appreciate the spacious accommodation, lovely views and excellent further potential Moray View offers.**

ACCOMMODATION

Porch

Enter through UPVC exterior door into the porch. Side facing window. Purpose built double cupboard housing the electric meter and fuse box. Glass panelled door to the hallway.

Hallway

Enter into the hallway, which has doors to the sitting room, bathroom, utility room, bedroom 5 and the inner hallway. The staircase gives access from the hallway to the first floor accommodation.



Sitting Room

5.52 m x 4.40 m

Front facing bay window. Marble fire surround with tiled backing and hearth.



Inner Hallway

This area has doors to the hallway, dining kitchen and the family/dining room. Large walk-in store (2.34 m x 1.90). Built in cupboard with fitted shelving.

Family/Dining Room

6.42 x 4.29 m

Glass panelled door from the inner hallway. Spacious, family/dining room with two large front facing windows making this an exceptionally bright and airy room. Most recently used as a sitting/craft room but providing space for many uses, hobbies or perhaps ideal for those working from home. Marble effect fire surround and hearth. Various built in cupboards providing excellent storage. Glass panelled exterior door to the front of the property.





Dining Kitchen

3.59 m x 3.28 m

Glass panelled door from the inner hallway. Double side facing window. Fitted with a selection of base and wall units. Illuminated display areas. Integrated gas hob, electric double oven and extractor hood. Sink and drainer unit with mixer tap. Recessed area with fitted shelving and rear facing window. Door to the rear vestibule.



Rear Vestibule

This area has doors to the dining kitchen and store. Built-in cupboard.

Store

4.08 m x 2.06 m

Side facing window. Fitted with a white, wash hand basin.

Utility Room

4.30 m x 1.66 m

Rear facing window. Fitted with a selection of base and wall mounted units in an oak finish. One and a half bowl sink and drainer unit with mixer tap. Integrated gas hob and electric double oven.

**Bathroom**

4.32 m x 1.51 m

Rear facing window. Fitted with a pastel coloured suite comprising of toilet, wash-hand basin and bath with shower fitment above. Wall tiling within the bath/shower area and to dado height in the remainder of the room.

**Bedroom 5**

3.65 m x 3.35 m

Side facing window. Built in cupboard with fitted shelving. Built in under stair cupboard with shelving.



floor landing has a side facing window and doors to the lounge and the 4 first floor bedrooms.

**Staircase**

Staircase with wooden banister and spindles allows access from the hallway to the first floor accommodation. The first



Lounge

6.52 m x 4.27 m

An extremely spacious, double aspect room with a large side facing window and 2 double front facing windows

giving lovely views over rooftops towards the harbour and across the Moray Firth. Fireplace and hearth.



Bedroom 1

4.44 m x 3.75 m

Double size bedroom with side facing window giving views towards the Moray Firth. Recessed area with fitted shelving. Door to the en-suite shower room.



En-Suite

1.82 m x 1.63 m

Fitted with a cream coloured suite comprising of toilet, wash-hand basin and shower.



Bedroom 2

5.46 m x 4.34 m

Spacious double size bedroom with front facing bay window giving lovely views towards the Moray Firth.



Bedroom 3

4.28 m x 3.34 m

Double size bedroom with rear facing window.



Bedroom 4**3.64 m x 3.37**

Double size bedroom with side facing window. Fitted shelving.

**OUTSIDE**

A tarred and concrete area to the front of the property provides offroad parking. The garden area to the front and south side of the property is generally enclosed and has been laid in concrete and stone chips for ease of maintenance with some colourful plantings. A concrete path allows access at the side to the rear garden, which is again generally enclosed. The rear garden has a raised area laid in grass with drying poles.

Outbuildings

Various outbuildings attached to the rear of the property, providing excellent storage and workshops and may be suitable for a variety of uses or possible development subject to obtaining any necessary planning consents.





SERVICES

Mains water, electricity, gas and drainage.

ITEMS INCLUDED

All fitted floorcoverings, curtains, window blinds and light fittings. The integrated kitchen and utility room appliances.

Council Tax

The property is currently registered as band E

EPC Banding EPC=E

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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