

STEWART & WATSON

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HARBOUR VIEW, 5 JUBILEE TERRACE FINDOCHTY, AB56 4QA

Ideal business opportunity.
Presently run as a successful holiday cottage
business with good guest reviews.
All furniture, furnishings and appliances
can be made available for sale by separate
negotiation.



Traditional Semi-Detached Dwellinghouse

- Prime site opposite the picturesque Marina
- Modernised home with full D.G & gas C.H
- Hallway, Lounge, Fitted Dining Kitchen, Conservatory
- Shower Room & 3 Double Bedrooms.
- Front garden/Driveway. Enclosed rear garden. Shed.

Offers Over £185,000
Home Report Valuation £195,000

www.stewartwatson.co.uk

HARBOUR VIEW, 5 JUBILEE TERRACE, FINDOCHTY, AB56 4QA

TYPE OF PROPERTY

We offer for sale this traditional style semi-detached dwellinghouse, which occupies a prime site in the popular coastal village of Findochty. Harbour View, as the name would suggest is located right on the edge of the picturesque Marina and gives lovely views from the front facing windows and garden. The property has been upgraded and modernised over the years and offers spacious, well appointed accommodation over two levels and benefits from full double-glazing and mains gas central heating. The present owners have presented the property well, it has been tastefully decorated and all fitted floorcoverings, curtains, window blinds and light fittings are to be included in the sale price leaving this home in a move-in condition.

The owners have been successfully letting the property as a holiday home, which has been very popular and has received good guest reviews. Harbour View has been advertised through www.sykescottages.co.uk and has the good 4.1* customers review rating. All items of furniture, furnishings and appliances required to run a holiday cottage business can be made available for sale by separate negotiation, this would enable any purchaser the ability to acquire a fully equipped, business opportunity, which has existing bookings for 2024 in place.

ACCOMMODATION

Hallway

Enter through glass panelled UPVC exterior door into the hallway, which has doors to the lounge, dining kitchen and bedroom 3. Built in under stair cupboard with light, electric meter and fuse box. Double built in cupboard

with fitted shelving. The stairway gives access from this area to the first floor accommodation.



Lounge

4.80 m x 3.19 m

Glass panelled door from the hallway. Double aspect room with front and side facing windows. Traditional wooden fire surround, cast iron fireplace set on a slate hearth.



Dining Kitchen

4.79 m x 3.18 m

Side facing window. Fitted with a selection of base and wall mounted units in a beech effect shaker style finish. Double wall unit with glass display front. Shelved corner display areas. Integrated gas hob, electric under oven,



extractor hood and fridge/freezer. One and a half bowl sink and drainer with mixer tap. Splash back wall tiling. Wall mounted gas central heating boiler. Recessed area with fitted book/display shelving. Etched glass panelled door leading to the conservatory.



Conservatory

2.91 m x 2.81 m

A lovely addition to the rear of the property, with windows on three sides enjoying views over the rear garden. Double doors allowing access to the rear garden.



Bedroom 3

2.91 m x 2.83 m

Ground floor, double bedroom with rear facing window overlooking the garden.



Master Bedroom with Dressing Area 3.48 m x 3.30 m

A door on first floor landing leads into a dressing/study area. Steps lead down to the master bedroom, which is a spacious double bedroom with side facing window. Double and single built in wardrobes with fitted shelving and hanging rail.



Stairway

A carpeted staircase with wooden banister and spindles allows access from the entrance hallway to the first floor accommodation. The first floor landing has doors leading to the master bedroom, shower room and bedroom 2. Ceiling hatch allowing access to the loft.

Bedroom 2

3.51 m x 2.72 m

Double bedroom with front facing window giving fantastic views across the marina. Deep built in cupboard with fitted shelving.



Shower Room

2.50 m x 2.34 m

Front facing window. Fitted with a white suite comprising:- W.C, twin wall hung wash hand basins and a

large walk-in shower. Glazed shower screen. Full wall tiling. Mirrored bathroom cabinet. Heated towel ladder radiator. Floor tiling.



OUTSIDE

The front garden has been laid in stone chips for ease of maintenance views across the picturesque marina. Double gates allow car access onto the front garden, which can be used for off road parking. A pathway at the side of the

property allows access via a wooden gate to the rear garden. The rear garden is enclosed making it ideal for those with children and pets. A decking area provides a super spot for alfresco dining. Paved patio area. Wooden garden shed.



The view across the Marina from the front facing first floor bedroom.

SERVICES

Mains water, electric, gas and drainage.

ITEMS INCLUDED

All fitted floor coverings, curtains, window blinds and lightfittings. The integrated kitchen appliances. Wooden garden shed.

N.B

The property is presently fully furnished and all items of furniture, furnishings, appliances, cutlery, crockery and linen can be made available for sale by separate negotiation.

Council Tax

The property is not currently registered for council tax purposes.

EPC Banding

EPC= D

Viewing

Contact our Buckie Office on 01542 833255 to see the virtual tour or to arrange a viewing appointment.

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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