

STEWART & WATSON

your **complete** property & legal service

18 STATION ROAD
FINDOCHTY, AB56 4PN



Traditional Semi-Detached Dwellinghouse

- Elevated site in popular village giving views over the Marina
- Modernised & upgraded home with D.G & gas C.H.
- Hallway, Lounge with multi-fuel stove, Spacious Dining Kitchen,
- Utility Room, Bathroom & 3 Bedrooms.
- Well maintained gardens. Off road parking. Wooden sheds.

Offers Over £189,000
Home Report Valuation £190,000

www.stewartwatson.co.uk

TYPE OF PROPERTY

We offer for sale this traditional stone built semi-detached dwellinghouse, which is situated within a popular residential area of the sought after coastal village of Findochty. The property occupies an elevated site boasting lovely views over the rooftops of the fishermen's cottages, the picturesque Marina and across the Moray Firth from the dining kitchen, master bedroom and front garden. This home offers accommodation over two floors, it has been upgraded and modernised over the years and benefits from full double-glazing, mains gas central heating and a wood burning stove. The present owners have presented the property well, it has been tastefully decorated in neutral tones and all fitted floorcoverings, window blinds and light

fittings are to be included in the sale price leaving this home in a move-in condition.

ACCOMMODATION

Entrance Hallway

Enter through glass panelled exterior door into the hallway, which has doors to the lounge and dining kitchen. The staircase gives access from this area to the first floor accommodation.

Lounge

4.97 m x 3.25 m

Front facing window. Substantial wooden mantle, recessed fireplace with multi-fuel stove set on a slate effect hearth. Recessed display alcoves at either side of the fireplace, each with double cupboards below.



Dining Kitchen

4.92 m x 3.95 m

Double aspect room with front and side facing windows. Fitted with a quality selection of traditional shaker style, base and wall mounted units in a cream coloured finish. Features of the kitchen include:- polished granite countertops with fitted pan rests, built-in larder cupboards

providing excellent storage, Belfast style sink with mixer tap and a gas fired "Aga" range with griddle, double hotplate and 4 ovens. Splashback wall tiling. Ample space for dining table and chairs. Doors to the utility room and rear hallway.



Utility Room

3.64 m x 2.93 m

Rear facing window. An L-shaped room with measurements at widest points. Fitted with selection of base and wall mounted units in a beech effect finish granite effect countertops. Large sink unit with mixer tap. Splashback wall tiling. Clothes drying pulley.



Rear Hallway

This area has doors to the dining kitchen and the bathroom. Timber wall linings. Glass panelled exterior door giving access to the off road parking area.

Bathroom

3.23m x 1.80m

A spacious bathroom with rear facing window. Fitted with a white suite comprising of toilet, wash hand basin, large Jacuzzi style bath tub and a double size shower cubicle.

The wash hand basin is inset into a vanity unit with storage cupboards below, which extends to enclose the cistern. Full wall and ceiling panelling. Wall mounted mirrored bathroom cabinet.



Staircase

A carpeted staircase with fitted carpet rods and wooden banister gives access from the entrance hallway to the first floor accommodation. The landing has doors to all 3 bedrooms. Rear facing Velux style roof window. Recessed area housing the electric meter and fuse box. Ceiling hatch allowing access to the loft space.

The first floor accommodation has some coombed ceilings and measurements are given at widest points.



Bedroom 1

4.93m x 3.92m

Spacious, double aspect master bedroom with front and side facing windows boasting excellent views over the fishermen's cottages below towards the picturesque marina and across the Moray Firth. Purpose built cupboard housing the gas central heating boiler.



The views towards the Marina from bedroom 1



Bedroom 2 4.92m x 2.70m
Double sized bedroom with front facing.

north side of the property has an area laid in grass with a mature hedge border. A tarred drive at the rear of the property provides off road parking.



Bedroom 3 3.73m x 3.38m
An L-shaped bedroom front facing window.



OUTSIDE

Enclosed, low maintenance garden area to the front of the property giving views over the rooftops of the properties below towards the Moray Firth. The front garden enjoys a generally westerly aspect making it an ideal suntrap. A wooden gate at the side of the property allows access between the front and rear gardens. The garden area to the



Outbuildings

Wooden garden shed presently used as a hot tub cabin with power and light.
Attached wooden store.



SERVICES

Mains water, electricity, gas and drainage.

ITEMS INCLUDED

All fitted floorcoverings, curtains, window blinds and light fittings.

N.B

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

Council Tax

The property is currently registered as band B

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

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