

STEWART & WATSON

your **complete** property & legal service

19 OGILVIE PARK
CULLEN, AB56 4XZ



Detached Modern Dwellinghouse

- Popular residential area of coastal town
- Family accommodation with D.G & gas C.H
- Lounge, Dining Kitchen, Dining Room, Bathroom
- Toilet & 4 Double Bedrooms (1 with en-suite)
- Large garden. Attached Garage. Driveway.

Offers Over £249,000
Home Report Valuation £265,000

www.stewartwatson.co.uk

19 OGILVIE PARK, CULLEN, AB56 4XZ

TYPE OF PROPERTY

We offer for sale this detached modern dwellinghouse, which is situated in a popular residential cul-de-sac on the upper part of the seaside town of Cullen. The property is conveniently placed for the town centre shops, supermarket, medical centre and Primary School making it an ideal purchase for those with family. Views over farmland and towards the Moray Firth can be appreciated from the property and the rear garden. This home has been extended and upgraded over the years and now offers spacious, well-appointed accommodation over two floors with full double-glazing and mains gas central heating. All fitted floorcoverings, window blinds and light fittings are to be included in the sale price.

ACCOMMODATION

Vestibule

Enter through glass panelled exterior door with glass side panel into the vestibule. Purpose built cupboard housing the electric meter. Glass panelled door to the hallway.

Hallway

Enter into the hallway, which has access to the lounge, dining kitchen, dining room, bathroom, bedroom 3 and



bedroom 4. Built-in cupboard with fitted shelving. Built-in cupboard with fitted shelving and light.



Lounge

4.30 m x 4.18 m

Glass panelled door gives access from the hallway. A spacious, bright and airy room with large rear facing window overlooking the garden. Wooden fire surround with marble effect backing, hearth and inset coal effect living flame style gas fire.



Dining Kitchen

4.30 m x 3.30 m

Glass panelled door from the hallway. Large front facing window. Fitted with a selection of base and wall mounted

units in a pale grey coloured, shaker style finish with marble effect countertops and midwall panelling. Two wall mounted with glass display fronts. Shelved corner display

areas. Sink and drainer unit with mixer tap. Decorative splashback wall tiling. Integrated gas hob, electric oven and extractor hood. Tile effect vinyl flooring. Glass



panelled exterior door giving access to the side of the property.



Bedroom 3 **3.59 m x 3.32 m**
Double size bedroom with front facing window. Built-in cupboard.



Bedroom 4 **3.40m x 2.96m**
Double size bedroom with front facing window. Built-in cupboard with fitted shelf and hanging rail.



Bathroom **3.00 m x 1.78 m**
Front facing window. Fitted with a white suite comprising of toilet, wash-hand basin and bath with shower fitment above. Splashback wall tiling. Illuminated wall mirror.



Dining Room

3.05 m x 2.99 m

French doors allowing access to the patio area at the rear of the property. This room is presently used as an office/study but provides space for use as dining room or as a family sitting room. Built-in understair cupboard. The staircase allows access from this area to the first floor accommodation.



Staircase

A carpeted staircase with wooden banister and spindles allows access from the dining room to the first floor accommodation. The first floor landing has doors to bedroom 1, bedroom 2 and toilet. Large rear facing Velux style roof window. Ceiling hatch allowing access to the loft space. **The first floor accommodation has some coombed ceilings and measurements are at widest points.**



Bedroom 1

5.25m x 5.10 m

Large double size bedroom with front and rear facing Velux style roof windows. Fitted cupboard housing the gas central

heating boiler. Access hatches allowing entry to eaves storage space. Door to the en-suite.



En-suite

2.38 m x 1.93 m

Fitted with a white suite comprising of toilet, bidet, wash hand basin and shower cubicle. Double fitted storage cupboard with unit which extends to enclose the cistern. Wet wall panelling. Heated towel ladder radiator.



Bedroom 2

5.25m x 3.28m

Large double size bedroom with front and rear facing Velux style roof windows. Access hatch allowing entry to the eaves storage space.



Toilet

1.98 m x 1.16 m

Fitted with a white toilet and wash hand basin.



OUTSIDE

The garden area to the front of the property has been laid in grass with some planted borders. A stone chip driveway at the side gives access (via wooden gates) to the garage and provides off road parking. A large garden lies to the rear of the property, which is mainly laid in grass with a mature hedge border adding privacy. Concrete/stone chip patio areas provide a super spot for alfresco dining and enjoying the views over the rear garden. Productive garden area with vegetable patch and berries. Garden store. Outside tap.

Garage

Attached block-built garage with workshop area. Electric up and over door allows car access from the driveway. Rear facing window. Glass panelled exterior door to the rear garden. Lights and power points.



SERVICES

Mains water, electricity, gas and drainage.

ITEMS INCLUDED

All fitted floorcoverings, window blinds and light fittings.
Wooden garden store.

Council Tax

The property is currently registered as band D

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

59 High Street, Turriff AB53 4EL (01888) 563773

65 High Street, Banff AB45 1AN (01261) 818883

42/44 East Church Street, Buckie AB56 1AB (01542) 833255

35 Queen Street, Peterhead AB42 1TP (01779) 476351

38 Broad Street, Fraserburgh, AB43 9AH (01346) 514443

21 Market Square, Oldmeldrum AB51 0AA (01651) 872314

4 North Street, Mintlaw, AB42 5HH (01771) 622338

25 Grant Street, Cullen, AB56 4RS Mon-Fri 1pm-4pm (01542) 840408

17-19 Duke Street, Huntly, AB54 8DL (01466) 792331