

STEWART & WATSON

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1 BINVIEW ROAD
CULLEN, AB56 4UY



Semi-Detached Dwellinghouse

- Popular residential area close to shops & schools
- Spacious accommodation with D.G & gas C.H
- Hallway, Lounge, Kitchen (with appliances)
- Toilet, Shower Room & 2 Double Bedrooms.
- Enclosed front & rear gardens. Off road parking. Garage.

Offers Over £125,000
Home Report Valuation £125,000

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TYPE OF PROPERTY

We offer for sale this semi-detached dwellinghouse, which is situated within a popular residential area of the coastal town of Cullen. The property is located on the upper part of the town and is conveniently placed for the school, shops and amenities. This home offers well appointed accommodation over two floors and benefits from double-glazing and mains gas central heating. Any fitted floorcoverings, window blinds and light fittings within the property will remain and are included in the price.

ACCOMMODATION

Hallway

Enter through glass panelled exterior door into the hallway, which has a door to the lounge. Double built-in cupboard with fitted shelf and hanging rail. Built-in understair cupboard with light. The staircase allows access from this area to the first floor accommodation.



Lounge

4.56 m x 3.65 m

Glass panelled door from the hallway. Large front facing window. Tiled fireplace and hearth. Purpose built double cupboard with fitted shelving. Glass panelled door to the kitchen.



Kitchen**3.64 m x 1.98 m**

Rear facing window overlooking the rear garden. Fitted with a selection of base and wall mounted units in a gloss effect finish. Sink and drainer unit. Splashback wall tiling. The washing machine, fridge freezer and electric cooker are to be included in the sale. Door to the rear vestibule.

**Rear Vestibule**

This area has doors to the kitchen and toilet. Built-in cupboard with fitted shelving. Built-in cupboard housing the gas central heating boiler and fuse box. Glass panelled exterior door giving access to the rear garden.

Toilet

Fitted with a white toilet. Wetwall panelling.

Staircase

Staircase with fitted carpet and banister allows access from the entrance hallway to the first floor accommodation. Front facing window on the staircase. The first floor landing has doors to the shower room and both bedrooms. Built in cupboard with fitted shelving. Built-in cupboard with fitted shelf and hanging rail. Ceiling hatch allowing access to the loft space.

Bedroom 1**3.60 m x 3.21 m**

Double size bedroom with large front facing window giving views towards the Bin Hill. Built-in cupboards providing shelving, hanging space and shoe racks.

**Bedroom 2**

Double size bedroom with rear facing window.



Shower Room

Side facing window. Fitted with a white suite comprising of toilet, wash-hand basin and corner shower cubicle. Wetwall splashback wall panelling.



OUTSIDE

The property occupies a generous site with garden areas to the front, side and rear. Enclosed front garden. The garden area to the side of the property has been laid in paving and stone chips providing off road parking and allowing access to the garage. A wooden gate allows access at the side of the property to the rear garden. The rear garden is enclosed with drying poles and outside water tap.

Outbuildings

Wooden garage. Wooden garden shed.



SERVICES

Mains water, electricity, gas and drainage.

ITEMS INCLUDED

Any fitted floorcoverings, curtains, window blinds and light fittings. Electric cooker, washing machine and fridge freezer in the kitchen. Wooden garage and shed.

Council Tax

The property is currently registered as band A

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.

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