

STEWART & WATSON

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2 THE HYTHE
FINDOCHTY, AB56 4QR



Traditional Terraced Dwellinghouse

- Prime coastal location boasting excellent sea views
- Modernised home with D.G & gas C.H
- Hallway, Lounge, Fitted Dining Kitchen (with appliances)
- Bathroom & 2 Double Bedrooms.
- Enclosed rear courtyard garden.

Offers Over £129,000
Home Report Valuation £130,000

www.stewartwatson.co.uk

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TYPE OF PROPERTY

We offer for sale this traditional terraced dwellinghouse, which is situated in a sought-after residential area in the popular coastal village of Findochty. The property occupies a prime site opposite a small bay boasting uninterrupted sea views across the Moray Firth towards the Caithness Hills from all front facing windows. This home has been upgraded and modernised over recent years, offering well-appointed accommodation over two floors with full double-glazing, mains gas central heating and oak panelled internal doors and finishings. The present owner has presented the property well, it has been tastefully decorated and any fitted floorcoverings, curtains, window blinds and light fittings are to be included in the price.

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

ACCOMMODATION

Hallway

Enter through wooden exterior door into the hallway, which has doors to the lounge and bathroom. Double built

in cupboard with sliding doors, fitted shelf, hanging rail and access to understairs cupboard. Gas meter. The staircase allows access from this area to the first floor accommodation.



Lounge

4.08 m x 4.00 m

Spacious room with front facing window enjoying views across the coastline. Door to the dining kitchen.



Dining Kitchen

4.21 m x 2.80 m

Rear facing Velux style roof window. Side facing window overlooking the small courtyard. Fitted with a selection of base and wall mounted units in an oak effect, shaker style finish with granite effect countertops and midwall panelling. Two wall cabinets with glass display fronts. Integrated electric hob, oven, extractor fan and fridge freezer. Sink and drainer unit with mixer tap. Wall mounted gas central heating boiler. Glass panelled exterior door to the courtyard garden.



Bathroom

2.26 m x 1.75 m

Rear facing window. Fitted with a white suite comprising of toilet, wash-hand basin and a shaped bath with shower fitment above. Wet wall splashback panelling. Heated towel ladder radiator.



Staircase

A carpeted staircase with wooden banister allows access from the entrance hallway to the first floor accommodation. Front facing window on staircase. The first floor landing has doors to both bedrooms. Triple built in cupboard with sliding doors, fitted shelving and coat hooks. **The first floor accommodation has some coombed ceilings and measurements are given at widest points.**

Bedroom 1

4.39 m x 3.94 m

Spacious, double size bedroom with front facing window giving lovely open views over the coastline and across the Moray Firth. Rear facing Velux style roof window.



Bedroom 2 **3.18 m x 3.04 m**
An L shaped, double size bedroom with front facing window. Double built in cupboard below the window housing the electric meter.



OUTSIDE

An enclosed, low maintenance courtyard style garden lies to the rear of the property. Outside light and water tap.



The impressive view from the front facing windows in the property

SERVICES

Mains water, electric, gas and drainage.

ITEMS INCLUDED

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

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 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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