

4 Chapel Street
Findochty
Buckie
Banffshire
AB56 4QX



Offers Over £265,000

Located within the picturesque coastal village of Findochty and is just a stone's throw away from the harbour is this Renovated and Extended 3 Bedroom End-Terrace House.

The current owner has carried out an extensive and high specification renovation to the property and this character 'B' Listed property now has all the benefits and features of a modern home.

Features

A renovated 3 Bedroom House to a high specification

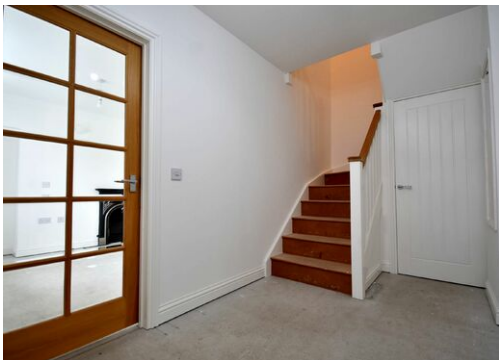
Sought after coastal village location

2 Reception Rooms

3 Bathrooms

South facing rear garden

Double Glazing



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The current owner has carried out an extensive and high specification renovation to the property and this character 'B' Listed property now has all the benefits and features of a modern home.

Accommodation comprises a double door entrance to the Hallway, Lounge, Sitting Room, Kitchen / Diner, a Ground Floor Shower Room and a Rear Entrance Hallway. The 1st floor comprises a Landing, 3 Double Bedrooms (En-Suite to Master) and a Bathroom.

Located in the picturesque coastal village of Findochty is this 3 Bedroom End-Terrace House which has undergone an extensive renovation by the current owner. The property was taken back to the original walls, extended to the rear and modernised to a high standard. The ground level floors were excavated and replaced with solid concrete insulated floors with under floor heating installed. The works also included a new drainage system, traditional rainwater goods fitted, new copper plumbing, a new combination gas boiler and new wiring was installed to the property.

Just some of the features include oak internal doors, multi-media points and networking points to the rooms and 5-amp lighting points installed. A character 'B' Listed building, but now with all the features and benefits of a modern home.

Entrance to the property is via its original and renovated double doors to:

Hallway – 11'1" (3.37) x max 6'8" (2.02)

Pendant light fitting

A staircase with oak handrail leads to the 1st floor landing

Built-in under stairs storage cupboard which also houses the under-floor heating manifold

Built-in cupboard housing the electric meter and consumer unit

Lounge – 14'4" (4.37) plus door recess x 13'1" (3.98)

2 pendant light fittings and 4 wall mounted up-light fittings

Double glazed sash and case window to the front

Recessed alcoves, one of which has lighting within

A fireplace surround with a concealed gas connection to provide the option of having a gas fire fitted

The room is fitted with 5amp power sockets convenient control of table lamps

Multi-media points installed offering T.V, satellite and DAB radio connections

Cabled networking points are also installed

Sitting Room – 14'5" (4.39) deepening to 16'8" (5.08) into the door recess x 10'3" (3.12)

2 pendant light fittings and 3 wall mounted up-light fittings

Double glazed sash and case window to the front

Double glazed double doors to the rear which open out onto the garden

A fireplace surround with a concealed gas connection to provide the option of having a gas fire fitted

The room is fitted with 5amp power sockets convenient control of table lamps

Multi-media points installed offering T.V, satellite and DAB radio connections

Cabled networking points are also installed

Kitchen / Breakfast Room – 11' (3.35) x 10'10" (3.30)

A twin aspect room comprising 2 pendant light fittings
Double glazed sash and case window to the rear and to the side
A range of wall mounted cupboards with overhead down lighting and under-unit lighting
Fitted base units
Integrated AEG induction hob and electric double oven
Integrated fridge/freezer and dishwasher
Space to accommodate a washing machine
Single sink with drainer unit and mixer tap
A further fitted base unit with breakfast bar seating area
Multi-media points installed offering T.V, satellite and DAB radio connections
Cabled networking points are also installed

Rear Entrance Hallway

Pendant light fitting
Recessed alcove
Doors lead to the Ground Floor Shower Room and Garden

Shower Room – 6'11" (2.10) x 5'9" (1.75) max

A good sized accessible shower room with space for people with restricted mobility
Pendant light fitting
Double glazed frosted sash and case window to the side
Heated towel rail
Shower cubicle with mains shower and tiled walls within
Vanity unit with recessed wash basin, fitted mirror with integral lighting and shaver point
Press flush W.C with concealed cistern
A wood designed tiled floor

1st Floor Accommodation

Landing

2 pendant light fittings
A traditional design radiator

Master Bedroom with En-Suite Shower Room – 14'3" (4.34) max x 11' (3.35) max and plus door recess

A twin aspect room comprising recessed ceiling lighting and 2 wall mounted up lights
Double glazed sash and case window to the rear and a double glazed Velux window to the side
A traditional design radiator
Recessed alcoves
The room is fitted with 5amp power sockets convenient control of table lamps
Multi-media points installed offering T.V, satellite and DAB radio connections
Cabled networking points are also installed

Bedroom Two – 14'9" (4.49) x 8'8" (2.64)

A twin aspect room comprising a pendant light fitting
Double glazed sash and case window to the side and a double glazed Velux window to the front
A traditional design radiator
The room is fitted with 5amp power sockets convenient control of table lamps
Multi-media points installed offering T.V, satellite and DAB radio connections
Cabled networking points are also installed

Bedroom Three – 11'7" (3.52) plus window recess and max x 10'5" (3.17) max

Pendant light fitting

Double glazed Velux window to the front and a double glazed sash and case window to the rear

A traditional design radiator

The room is fitted with 5amp power sockets convenient control of table lamps

Multi-media points installed offering T.V, satellite and DAB radio connections

Cabled networking points are also installed

Bathroom – 13'3" (4.03) max in shower recess x 5'7" (1.70) max

Recessed ceiling lighting

Double glazed Velux window to the front

Heated towel rail

A walk-in design shower with mains twin head shower and tiled walls

Double ended bath with a traditional style mixer tap and hand shower fitting

Press flush W.C with concealed cistern

Pedestal wash basin

A wood design tiled floor with electric under floor heating

Rear Garden

A south facing terraced rear garden

Mostly laid to gravel with terraced levels and the remainder of the garden featuring some mature trees giving privacy

Outside downlighter garden lighting

A side gravelled pathway with outside power point and garden tap leads to the front of the property

Note 1

All light fittings are to remain

Energy Performance Rate

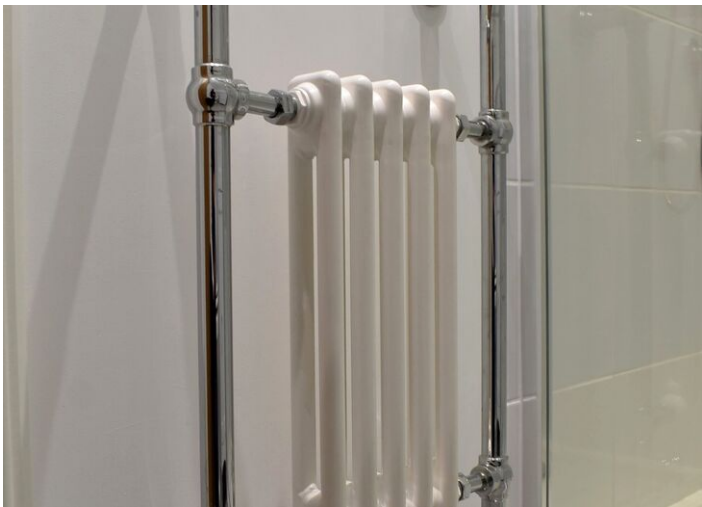
Council Tax Band

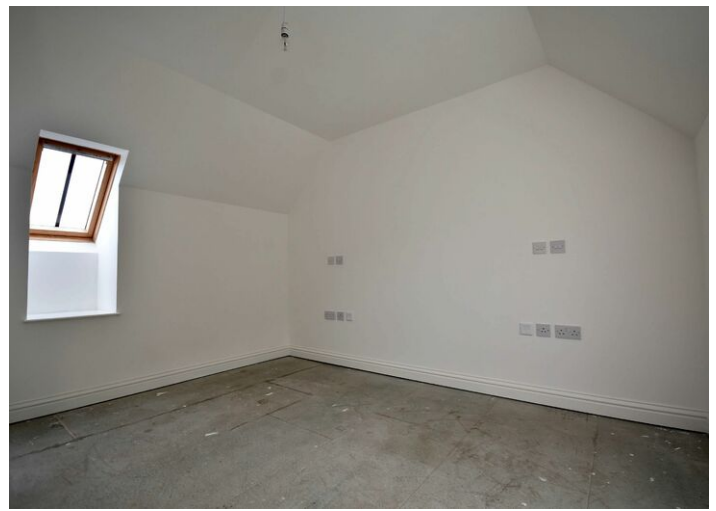
Currently A

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		











Important Notice

These particulars are for information and intended to give a fair overall description for the guidance of intending purchasers and do not constitute an Offer or part of a Contract. Prospective Purchasers and or/lessees should seek their own professional advice.

All descriptions, dimension, areas and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to correctness of each of them.

All measurements are approximate.

Further particulars may be obtained from the selling agents with whom offers should be lodged.

The Agency holds no responsibility for any expenses incurred travelling to a property which is then Sold or Withdrawn from the Market

Notes of Interest

A Note of Interest should be put forward to the Agency at the earliest opportunity.

A Note of Interest however does not obligate the Seller to set a Closing Date on their Property.

Particulars

Further particulars may be obtained from the selling agents with whom offers should be lodged.

Entry

By mutual agreement

Offers

All offers should be submitted in writing in normal Scottish Legal form to the selling agent.

FREE VALUATION

We are pleased to offer a free and without obligation, valuation of your own property. Please call for an appointment.