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CRAIGMIN, 53 SEAFIELD STREET
CULLEN, AB56 4SU



Substantial Grade C Listed Semi-Detached Dwellinghouse

- Elevated site in seaside town boasting exceptional views
- Modernised & upgraded interior with mains gas C.H
- Open plan Lounge/Dining Room/Dining Kitchen, Utility/Shower Room
- Bathroom. Shower Room & 3 Double Bedrooms (1 with dressing room).
- Large enclosed rear garden with storage sheds.

Offers Over £299,000
Home Report Valuation £325,000

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TYPE OF PROPERTY

We offer for sale this substantial stone built semi-detached dwellinghouse, which is situated on the upper part of the picturesque and much sought after coastal town of Cullen. Craigmin is conveniently placed for the town centre shops and amenities and is within walking distance of the Primary/Nursery school, quaint harbour, sandy beach and challenging 18-hole links golf course. From its elevated position lovely views over the fisherman's cottages in the popular Seatown area and across the Moray Firth can be appreciated from many of the rooms and all front facing windows in the property. Craigmin offers well appointed family accommodation over three floors and benefits from mains gas central heating, under-floor heating throughout the ground floor and radiators on the upper floors. This grade C listed home has been upgraded and extensively modernised over the years but many of the traditional features have been restored and re-instated, adding to the charm and character of this lovely home. The property boasts a fully open plan ground floor with lounge, dining area and kitchen, first floor:- master bedroom with dressing room and access to an impressive en-suite bathroom, a utility room/shower room and top floor:- 2 further double bedrooms and an additional shower room. **Viewing is highly recommended to fully appreciate the spacious accommodation, impressive features and lovely views this fine family home offers.**

ACCOMMODATION

Entrance

Enter through substantial wooden exterior door with glazed name panel above into entrance area, which is open plan to the lounge, dining room/dining kitchen.

Lounge/ Dining Room/ Dining Kitchen

11.62 m x 4.17 m

An extremely spacious open plan room spanning the entire ground floor, providing lounge, dining areas and dining kitchen. Two front facing windows and two rear facing windows. The kitchen area has been fitted with a quality selection of base and wall mounted units in a cream

coloured shaker style finish with solid wood countertops. Features of the kitchen include deep pan drawers, wall mounted cabinets with glass display fronts, pull out corner carousel, recycling bin store, fitted plate and bottle racks,. Integrated dishwasher and microwave. Deep Belfast style sink with mixer tap. Substantial wooden fire surround with stove set on stone hearth. The lounge/seating area has a feature exposed stone wall with recessed alcoves each with oak display cabinets. Substantial wooden fire surround, recessed fireplace and stone hearth. Glass panelled exterior door giving access to the garden area.





Staircase

A lovely feature in the ground floor is the open tread oak staircase with oak banister and glass balustrade, which allows access from the ground floor to the first floor accommodation. The first floor landing has doors to the

bathroom/en-suite, utility/shower room and the dressing room. Two built-in cupboards providing useful storage. The staircase continues from this area up to the top floor accommodation.



Bathroom/En-suite

4.34 m x 3.15 m

Front facing window. A stunning room, which can be accessed from the first floor landing and the dressing room making it accessible from the master bedroom. Traditional fire surround and place with paved hearth. Fitted with a white suite comprising of toilet with high-level cistern, wash-hand basin and a freestanding bath tub with claw feet and shower fitment from the mixer tap. Wall tiling. Traditional radiator with towel attachment.



Dressing Room

3.30 m x 2.55 m

Front facing window. Fitted with a modern selection of furniture in a shaker style finish providing shelving,

hanging rails and display areas. Door to the bathroom/ensuite and a doorway to the master bedroom.



Bedroom 1 **4.40 m x 3.76 m**
Spacious, double bedroom with front facing window.
Built-in understair cupboard fitted with hanging rail.



Utility/Shower Room **2.60 m x 2.60 m**
A dual-purpose shower/utility room with side and rear facing windows. Fitted with a white suite comprising of toilet, wash-hand basin and shower cubicle. Double cupboard fitted below the wash-hand basin. Traditional radiator with heated towel attachment.



Staircase

A carpeted staircase continues from the first floor landing up to the top floor accommodation. The top floor landing has two rear facing Velux style roof windows and doors to bedroom 2, bedroom 3 and the first floor shower room.

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



Bedroom 2

4.51 m x 4.32 m

Spacious, L-shaped double bedroom with front facing window.



Bedroom 3

4.54 m x 3.97 m

Spacious, L-shaped double bedroom with front facing window.



radiators each with heated towel attachments. Ceiling hatch allowing access to the loft space.



Shower Room

3.48 m x 2.57 m

Front facing Velux style roof window. Fitted with a white suite comprising of toilet, wash-hand basin and offset corner shower enclosure. Wall tiling. Two traditional



OUTSIDE

A large garden lies to the rear of the property, which is enclosed with high boundary walls making it ideal for those with children and pets. The garden is terraced and mostly laid in grass. Concrete patio area. Two storage sheds, one housing the gas central heating boiler. Metal gates allowing access from the south side of the property.





ITEMS INCLUDED

Any fitted floor coverings, curtains, window blinds and light fittings. The 2 oak display cabinets in the lounge area.

Council Tax

The property is registered as band C

EPC Banding

EPC = D

Viewing

Contact our Buckie Office on 01542 833255 to see the virtual tour or to arrange a viewing appointment.

Email buckie.property@stewartwatson.co.uk

Reference Buckie/CF

SERVICES

Mains water, electric, gas and drainage.



The view over the picturesque Seatown area, sandy beach and golf course which can be appreciated from the property.

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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