

STEWART & WATSON

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81 SEATOWN
CULLEN, AB56 4SL



Traditional Semi-Detached Cottage

- Sought after residential area close to Moray Firth Coast
- Single storey home with D.G & gas C.H
- Upgrading & total modernisation required.
- Lounge, Kitchen, Shower Room & 2 Bedrooms.
- Enclosed rear garden. Garden sheds.

Offers Over £75,000

Home Report Valuation £70,000

www.stewartwatson.co.uk

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TYPE OF PROPERTY

We offer for sale this traditional semi-detached cottage, which is situated in the highly sought after Seatown area on the lower part of the coastal town of Cullen. The Grade C listed property is conveniently placed for the small harbour, beautiful sandy beach and challenging 18-hole links golf course. The property offers single storey accommodation

and benefits from mains gas central heating and double-glazing. The cottage requires upgrading and total modernisation.

The property is to be sold as seen and no warranties will be given as to the working order of any of the services or appliances.



ACCOMMODATION

Hallway

Enter through glass panelled exterior door into the L shaped hallway, which has doors leading to all accommodation.

Double built-in cupboard housing the electric meter and fuse box. Ceiling hatch allowing access to the loft space.



Lounge

Front facing window.

3.90 m x 3.75 m



Kitchen **3.50 m x 2.98 m**
Double rear facing window giving views over the garden. Fitted with a selection of base and wall mounted units. Wall mounted gas central heating boiler. Built-in cupboard.



Bedroom 1
Double size, double aspect room with front and rear facing windows.



Bedroom 2
Double size bedroom with rear facing window.



Shower Room
Side facing window. Fitted with toilet, wash-hand basin and shower cubicle.



OUTSIDE

The rear garden is enclosed and enjoys a generally southerly aspect making it a super suntrap during the summer months. Garden store and wooden shed.

SERVICES

Mains water, electricity, gas and drainage.

Council Tax

The property is currently registered as band B

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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