STEWART & WATSON

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8 OGILVIE PARK

CULLEN, AB56 4XZ



Detached Modern Dwellinghouse

- Residential cul-de-sac close to schools in popular seaside town
- Extended & modernised. D.G, gas C.H & PV solar panels
- Vestibule. Hallway, Lounge, Dining Kitchen, Dining/Study Area
- Sun Lounge, Bathroom, Shower Room & 4 Double Bedrooms.
- Garden areas surrounding. Large Garage. Off road parking.

Offers Over £279,000

Home Report Valuation £280,000

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8 OGILVIE PARK, CULLEN, AB56 4XZ

TYPE OF PROPERTY

We offer for sale this detached modern dwellinghouse, which is situated within a popular residential cul-de-sac on the upper part of the seaside town of Cullen. The property is conveniently placed for the Primary and Nursery Schools, medical centre, town centre shops, supermarket and amenities. The town is steeped in history, has a quaint harbour, beautiful sandy beach and a challenging 18-hole links golf course. This home has been upgraded, extended and modernised over the years and it now offers spacious, well appointed family accommodation over two floors and benefits from full double-glazing, mains gas central heating and PV solar panels. The present owner has presented the property well and all fitted floorcoverings, curtains, window blinds and light fittings are to be included in the price.

ACCOMMODATION

Vestibule

Enter through glass panelled exterior door into the vestibule. Purpose built double cupboard housing the electric meter and fuse box. Glass panelled door to the hallway.

Hallway

Enter into the T-shaped hallway which allows access to the lounge, dining/study area, dining kitchen, bedroom 1, bedroom 2 and the ground floor shower room. Two built-in cupboards with fitted shelving. The staircase allows access from this area to the first-floor accommodation.



Lounge **4.87 m x 4.60 m**

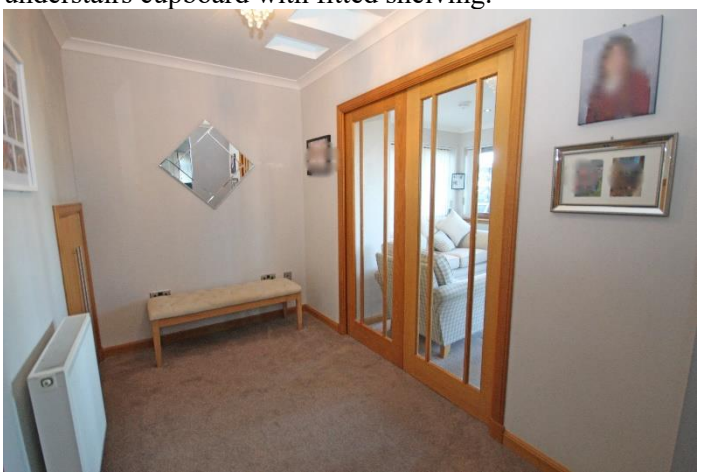
Glass panelled door from the hallway. Spacious room with front facing bay window. Recessed area for wall mounted television. Illuminated alcoves with display shelving.





Dining/Study Area **3.06 m x 1.90 m**

Open plan from the hallway and with access to the dining kitchen. Side facing Velux style roof window. Double, sliding, glass panelled doors to the sun lounge. Built-in understairs cupboard with fitted shelving.







Dining Kitchen **4.18 m x 3.20 m**

Double rear facing window overlooking the rear garden. The kitchen has been fitted with a selection of base and wall mounted units in a shaker style finish with contrasting countertops and midwall panelling. Sink and drainer unit with mixer tap. **The electric cooker and fridge freezer are to be included in the price.**



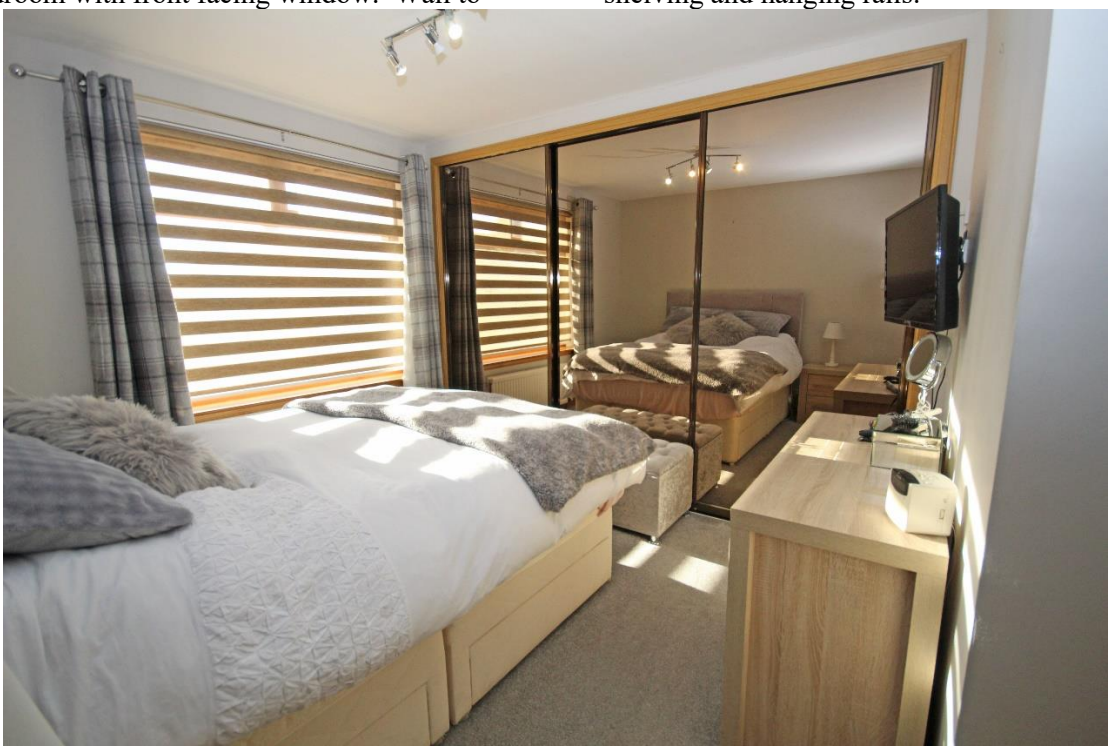
Sunroom **4.31 m x 3.23 m**

A lovely addition to the rear of the property with windows on 3 sides enjoying views over the rear garden. Glass panelled exterior door giving access to the rear garden.





Bedroom 1 **3.95 m x 2.97 m**
Double size bedroom with front facing window. Wall to wall built in wardrobes with sliding mirror doors, fitted shelving and hanging rails.



Shower Room **3.56 m x 2.34 m**
Side facing window. Fitted with a white suite comprising of toilet, wash-hand basin and large shower cubicle. Wing top wash-hand basin a unit fitted below providing useful storage drawers and cupboards. Wetwall panelling within the shower cubicle. Heated towel ladder radiator.





Bedroom 2 **3.50 m x 2.92 m**

Double size bedroom with rear facing window. Double built-in wardrobe with sliding mirror doors, fitted shelving and rails. Built-in cupboard with fitted shelving.



Staircase

A carpeted staircase with wooden banister allows access from the hallway to the first floor accommodation. The first floor landing has doors to bedroom 3, bedroom 4 and the bathroom. Large walk-in cupboard with fitted shelving, hanging rail and the inverter panel for the solar panels. Built-in cupboard with fitted shelving, hanging rail and the gas central heating boiler. Double built-in cupboard with fitted shelving. Ceiling hatch allowing access to the loft space. **The first floor accommodation has some coombed ceilings and measurements are given at widest points.**

Bedroom 3 **5.05 m x 2.84 m**

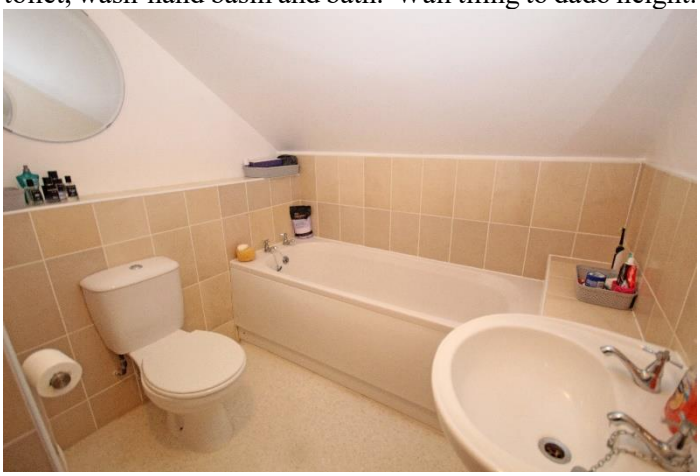
Spacious, double size bedroom with rear facing Velux style roof window giving views over the rooftops towards the Moray Firth. Ceiling hatch allowing access to the loft space.





Bathroom **2.57 m x 2.14 m**

An L-shaped room. Fitted with a white suite comprising of toilet, wash-hand basin and bath. Wall tiling to dado height.



Bedroom 4 **5.05 m x 2.89 m**

Spacious, double size bedroom with rear facing Velux style roof window giving views over the rooftops towards the Moray Firth.

OUTSIDE

The property occupies a good size site with garden areas surrounding. The front garden has an area laid in grass with some established shrubs and perennial plants. A stone chip drive allows access to the garage and provides off road parking spaces for a number of vehicles. The rear garden is enclosed making it ideal for those with children and pets. Area laid in grass. Paved patio and artificial grass seating areas providing entertaining spaces to enjoy the sun throughout the day. Rotary clothes dryer. Exterior light and water tap.

Garage

Detached block-built garage (tandem double) with roller door allowing car access from the driveway. Two side facing windows. Power points and lights. Wooden side door to the rear garden.





SERVICES

Mains water, electricity, gas and drainage. PV solar panels

ITEMS INCLUDED

All fitted floorcoverings, curtains, window blinds and light fittings. Electric cooker and fridge freezer.

Council Tax

The property is currently registered as band D

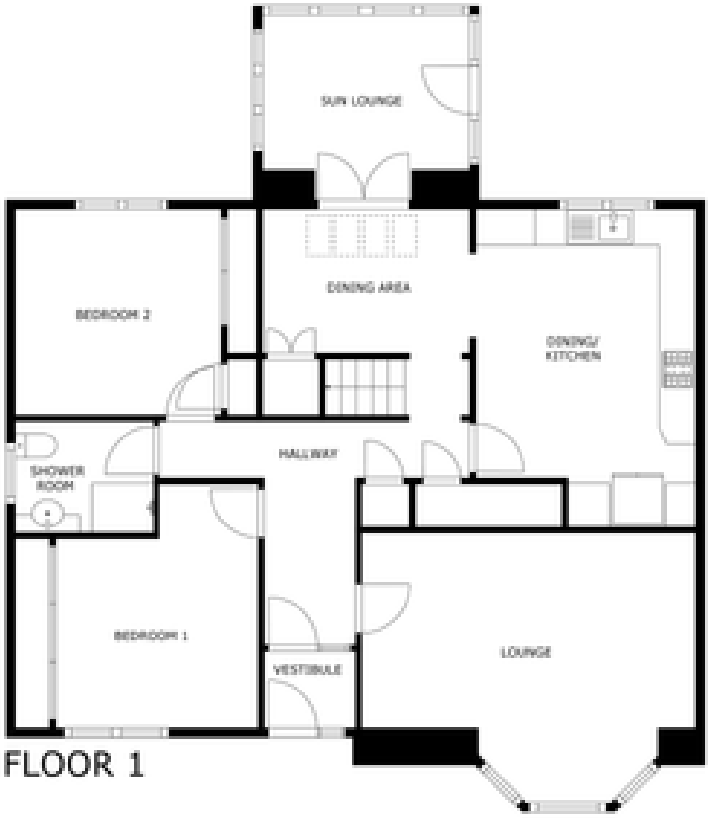
EPC Banding EPC=B

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



FLOOR 1



FLOOR 2

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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