

STEWART & WATSON

your **complete** property & legal service

9 FINDLATER DRIVE
CULLEN, AB56 4RW



Detached Bungalow

- Sought after residential area of coastal town
- Spacious accommodation with D.G & gas C.H
- Vestibule, Hallway, Lounge, Fitted Dining Kitchen
- Utility Room, Shower Room & 2 Double Bedrooms.
- Enclosed gardens surrounding. Garage & Workshop/Store.

Offers Over £215,000
Home Report Valuation £215,000

www.stewartwatson.co.uk

TYPE OF PROPERTY

We offer for sale this detached modern bungalow which is situated within a sought after residential area of the popular coastal town of Cullen. The property is located on the upper part of the town and is conveniently placed for the town centre shops, medical centre and Nursery/Primary School. Cullen is popular for its rugged coastline with many walks, beautiful sandy beach, small harbour and challenging 18-hole links golf course. This home offers spacious, well appointed accommodation on one level and benefits from full double-glazing and mains gas central heating. The property has been well maintained and is in good order. All fitted floorcoverings, curtains, window blinds and light fittings are to be included leaving this property in a move in condition.

ACCOMMODATION

Vestibule

Enter through glass panelled exterior door into the vestibule which has a glass panelled door to the hallway.

Hallway

Enter into the L shaped hallway which has doors to the lounge, dining kitchen, shower room and both bedrooms. Built in cupboard with fitted shelving. Built in cupboard with shelves, hooks and light.



Lounge

4.50 m x 4.00 m

Glass panelled door from the hallway. Spacious room with large front facing window. Marble fireplace with raised hearth and electric fire.



Dining Kitchen/Family Area

4.70 m x 3.99 m

Glass panelled door from the hallway. Large window overlooking the rear garden. The kitchen area has been fitted with a selection of base and wall units in a maple effect shaker style finish with contrasting countertops.

Integrated electric hob, oven, extractor fan and fridge. One and a half sink and drainer unit with mixer tap. Fitted table. Space for a small sitting/family area. Door to the utility room. The dishwasher and wall mounted TV are to be included.



Utility Room **2.60 m x 1.55 m**
Fitted with a selection of base and wall units in a shaker style finish with contrasting countertops. Sink and drainer unit. Splash back wall tiling. Wall mounted gas central

heating boiler. Glass panelled exterior door giving access to the rear garden. The washing machine and tumble dryer are to be included in the sale.



Bedroom 1**3.30 m x 3.10 m**

Double size bedroom with rear facing window. Double

built in wardrobe with sliding mirror doors, fitted shelving and hanging rail. The wall mounted TV is included.

**Shower Room****3.10 m x 2.00 m**

Rear facing window. Fitted with a white suite comprising of toilet, wash- hand basin and shower cubicle. Fitted furniture in limed oak effect finish providing an excellent selection base and wall cupboards, drawers and enclosing the cistern. Large wall mirror. Wetwall panelling within the shower area.



Bedroom 2**3.12 m x 3.10 m**

Double size bedroom with front facing window. Double built in wardrobe with sliding mirror doors, fitted shelving and hanging rail.

**OUTSIDE**

The property occupies a good size site with low maintenance garden areas surrounding. The front garden is enclosed and laid in tar allowing access to the garage and providing off road parking spaces for numerous vehicles. The rear garden is mainly enclosed and has been laid in stone chips and paving for ease of maintenance. Rotary clothes dryer. Rotary clothes dryer. Outside light.

Workshop**4.60 m x 2.88 m**

Large fully lined workshop enjoying views over the rear garden. Power points and light.

**Garage****5.44 m x 3.30 m**

Attached to the side of the property is a spacious, block-built garage with electric roller door allowing car access from the driveway. Power, light and water tap. Electric meter and fuse box. Wooden exterior door to the rear garden.





SERVICES

Mains water, electricity, gas and drainage.

ITEMS INCLUDED

All fitted floorcoverings, curtains, window blinds and light fittings. The integrated kitchen appliances. Dishwasher, washing machine and tumble dryer. The wall mounted TVs in the dining kitchen and bedroom 1. Workshop, wooden shed and garden store.

Council Tax

The property is currently registered as band D

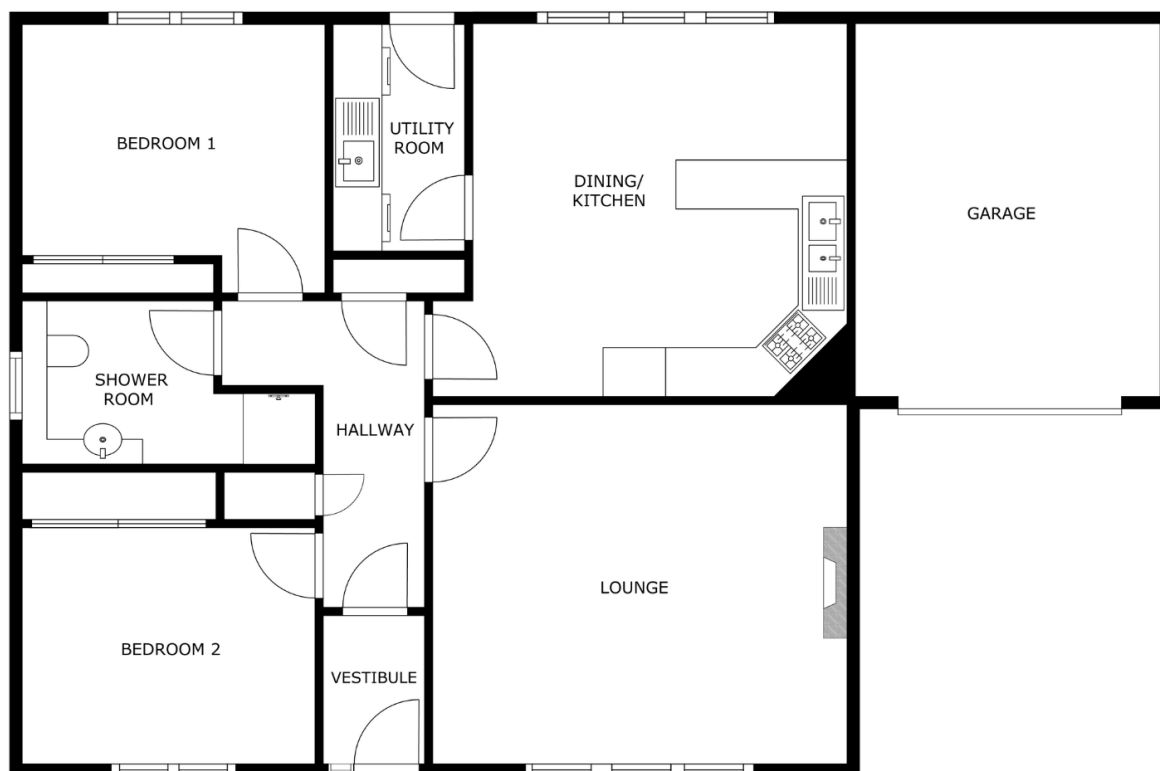
EPC Banding EPC = C

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.

The Property Shop, 2 Main Street, Turriff AB53 4AD (01888) 563777
 59 High Street, Turriff AB53 4EL (01888) 563773
 65 High Street, Banff AB45 1AN (01261) 818883
 42/44 East Church Street, Buckie AB56 1AB (01542) 833255
 35 Queen Street, Peterhead AB42 1TP (01779) 476351

38 Broad Street, Fraserburgh, AB43 9AH (01346) 514443
 21 Market Square, Oldmeldrum AB51 0AA (01651) 872314
 4 North Street, Mintlaw, AB42 5HH (01771) 622338
 25 Grant Street, Cullen, AB56 4RS Mon-Fri 1pm-4pm (01542) 840408
 17-19 Duke Street, Huntly, AB54 8DL (01466) 792331