

# STEWART & WATSON

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**6 CHURCH STREET**  
*FINDOCHTY, AB56 4PW*



### *Traditional Semi-Detached Dwellinghouse*

- Residential cul-de-sac boasting stunning sea views
- Spacious family home with D.G & mains gas C.H
- Lounge, Dining Room, Fitted Kitchen, Utility Room
- Toilet, Bathroom & 4 Double Bedrooms.
- Landscaped, enclosed rear garden. Garden Stores.

***Offers Over £270,000***  
***Home Report Valuation £270,000***

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## 6 CHURCH STREET, FINDOCHTY, AB56 4PW

### TYPE OF PROPERTY

We offer for sale this traditional, semi-detached dwellinghouse, which is situated at the end of a residential cul-de-sac in the sought after coastal village of Findochty. This grade C listed property enjoys an elevated position boasting lovely views over the rooftops towards the stunning rugged coastline, Sandy Creek Beach and across the Moray Firth. The views can be appreciated from the lounge, kitchen, bedroom 3 and the rear garden. This lovely home offers well appointed family accommodation over two floors and benefits from full double-glazing and mains gas central heating. The present owners have presented the property well. All fitted floorcoverings, curtains, window blinds and light fittings are to be included in the price. Viewing is essential and is highly recommended to fully appreciate the spacious accommodation and stunning views this home offers.

### ACCOMMODATION

#### Hallway

Enter through glass panelled exterior door into the entrance hallway which has doors to the lounge and bedroom 1. The

staircase allows access from this area to the first floor accommodation.

#### Lounge

4.88 m x 3.63 m

Double aspect room with front facing window and side facing window giving stunning views. Double cupboard fitted below the front facing window housing the gas and electric meters. Tiled fireplace and hearth with gas fire. Display alcove with double cupboard below. Door to the inner hallway.



#### Inner Hallway

This area has doors to the lounge, dining room, kitchen, porch and toilet. Built-in understairs cupboard.

#### Dining Room

3.74 m x 3.07 m

Internal window into the porch. This room is presently used as a dining room but provides space for use as a family sitting room or additional ground floor bedroom if required.



**Toilet****2.04 x 0.97**

Side facing window. Fitted with a white toilet and wash hand basin. Double cupboard fitted below the wash-hand basin. Mirrored wall cabinet.

**Kitchen****3.13 m x 3.01 m**

Double side facing window giving stunning. Fitted with a modern selection of base and wall units in a white, shaker style finish.

pale grey wood effect countertops and midwall panelling. Integrated electric hob, oven, microwave, extractor hood and fridge. Features of the kitchen include deep pan drawers and plinth lighting. Sink and drainer unit with mixer tap. Built in shelved larder cupboard.

**Porch**

Rear facing window. This area has doors to the inner hallway and the utility room. Internal window to the dining room. Glass panelled exterior door to the rear garden.

**Utility Room****3.94 m x 3.22 m**

A spacious room with rear facing window. Fitted with modern selection of base units in a white, shaker style finish with pale grey wood effect countertops and midwall panelling. Wall mounted gas central heating boiler. Sink and drainer unit with mixer tap. Ceiling hatch allowing access to the loft space.



### Bedroom 1

5.00 m x 3.25 m

Spacious, double size bedroom with front facing window. Two display alcoves, each with double, shelved cupboards below.



### Staircase

A carpeted staircase with wooden banister allows access from the entrance hallway to the first floor accommodation. The first floor landing has doors to the bathroom and 3 first floor bedrooms. Various built in cupboards providing excellent shelved storage (one housing the hot water tank). **The first floor accommodation has some coombed ceilings and measurements are given at widest points.**

### Bedroom 3

3.60 m x 3.07 m

Double aspect room with front and side facing windows. Stunning views can be appreciated from this room. Built in cupboard with fitted shelving and hanging rails.





The view from bedroom 3

**Bathroom**

**2.54 m x 1.69 m**

Rear facing window. Fitted with a white suite comprising of toilet, wash hand basin and bath with shower fitted

above. Full wet wall panelling. Fitted furniture in a white gloss effect finish providing double storage cupboard below the wash-hand basin and concealing the cistern.



**Bedroom 2**

**3.87 m x 2.97 m**

Front facing window. Double built in cupboard with fitted shelf and hanging rail. Ceiling hatch allowing access to the loft.



#### Bedroom 4

4.90 m x 3.28 m

Spacious double aspect room with front and rear facing windows. Presently used as an art studio but providing ample space for a spacious, double size bedroom. Double built in cupboard with fitted shelving.



landscaped to create various levels where you can enjoy the stunning views of the beautiful coastline. The garden has a block paved patio, raised decking, area laid in grass, stone chips and well stocked borders with many different shrubs and perennial plants. Exterior lights and water tap. Garden stores.



#### OUTSIDE

A lovely garden lies to the rear of the property, which is enclosed. The rear garden is terraced and has recently been





**SERVICES**

Mains water, electricity, gas and drainage.

**ITEMS INCLUDED**

All fitted floorcoverings, curtains, window blinds and light fittings. The integrated kitchen appliances. Wooden garden stores.

**Council Tax**

The property is currently registered as band C

**EPC Banding** EPC=D

**Viewing**

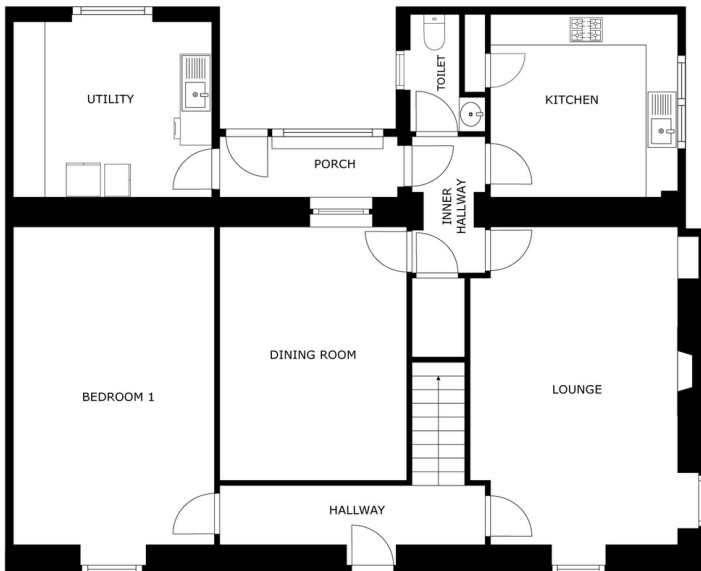
By appointment only which can be arranged by contacting our Buckie Office on 01542 833255

**Email** [buckie.property@stewartwatson.co.uk](mailto:buckie.property@stewartwatson.co.uk)

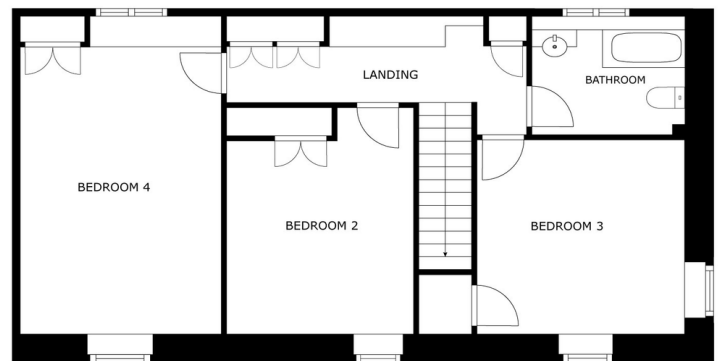
**Reference** Buckie/CF



The view from the rear garden



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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