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**29 MAIN STREET
FINDOCHTY, AB56 4PP**



Traditional Detached Dwellinghouse

- Harbour side location in sought after coastal village
- Modernised home with D.G & mains gas C.H
- Lounge with wood burning stove, Dining Kitchen
- Bathroom & possible 3 Double Bedrooms.
- Attached Store/Workshop.

Offers Over £138,000
Home Report Valuation £138,000

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29 MAIN STREET, FINDOCHTY, AB56 4PP

TYPE OF PROPERTY

We offer for sale this traditional detached dwellinghouse, which occupies a prime sea front location of the sought after village of Findochty. Located on the picturesque Moray Firth Coast, this property is opposite the mouth of the harbour and close to the marina, sandy beach and many coastal paths. The property has been upgraded over the years and offers accommodation over two floors and with double-glazing, mains gas central heating and traditional style pine panelled internal doors with contrasting ironmongery latches adding to the charm and character. The property has been decorated in neutral tones and any fitted floorcoverings, curtains, window blinds and light fittings are to be included in the sale price.

ACCOMMODATION

Entrance

Enter through glass panelled exterior door into the entrance area, which has a door to the sitting room/bedroom 3 and is open plan to the lounge/dining area. The staircase allows access from this area to the first floor accommodation.

Lounge/Dining Area 7.48 m x 3.80 m open plan to Kitchen

A spacious, L shaped triple aspect room with front, side and rear facing windows. This room has most recently been

used as a lounge with dining area, which is open plan to the kitchen. Recessed fireplace with wood burning stove set on a slate hearth. Recessed understairs storage area. The kitchen has been fitted with a modern selection of base and wall mounted units in a cream coloured, shaker style finish with wood effect countertops. Integrated electric hob, oven and extractor hood. Sink and drainer unit with mixer tap.



Sitting Room/Bedroom 3

3.81 m x 2.74 m

Front facing window. Most recently used as an additional sitting room but providing space for use as a ground floor bedroom if required.



Staircase

Staircase with fitted carpet, wooden banister and spindles allows access from the entrance area to the first floor accommodation. The first floor landing has doors to bedroom 1, bedroom 2 and the bathroom. Front facing roof window. Built-in cupboard housing the gas central heating boiler. Built-in cupboard with fitted shelf, electric meter and fuse box. **The first floor accommodation has some coombed ceilings and measurements are given at the widest points.**



Bedroom 1

3.81 m x 3.00 m

Double size bedroom with front facing bay window and rear facing Velux style roof window.



Bathroom

2.03 m x 1.93 m

Rear facing window. Fitted with a white suite comprising of toilet, wash-hand basin and bath with shower fitment above. Splashback wall tiling. Traditional style radiator with heated towel rail.



Bedroom 2

3.87 m x 3.21 m

Double size bedroom with front facing bay window and rear facing Velux style roof window.



Workshop/Store

Attached to the side of the property is a workshop/shed providing useful storage. Front facing window. Power and light.

SERVICES

Mains water, electricity, gas and drainage.

ITEMS INCLUDED

Any fitted floorcoverings, curtains, window blinds and light fittings. The integrated kitchen appliances.

Council Tax

The property is currently registered as band A

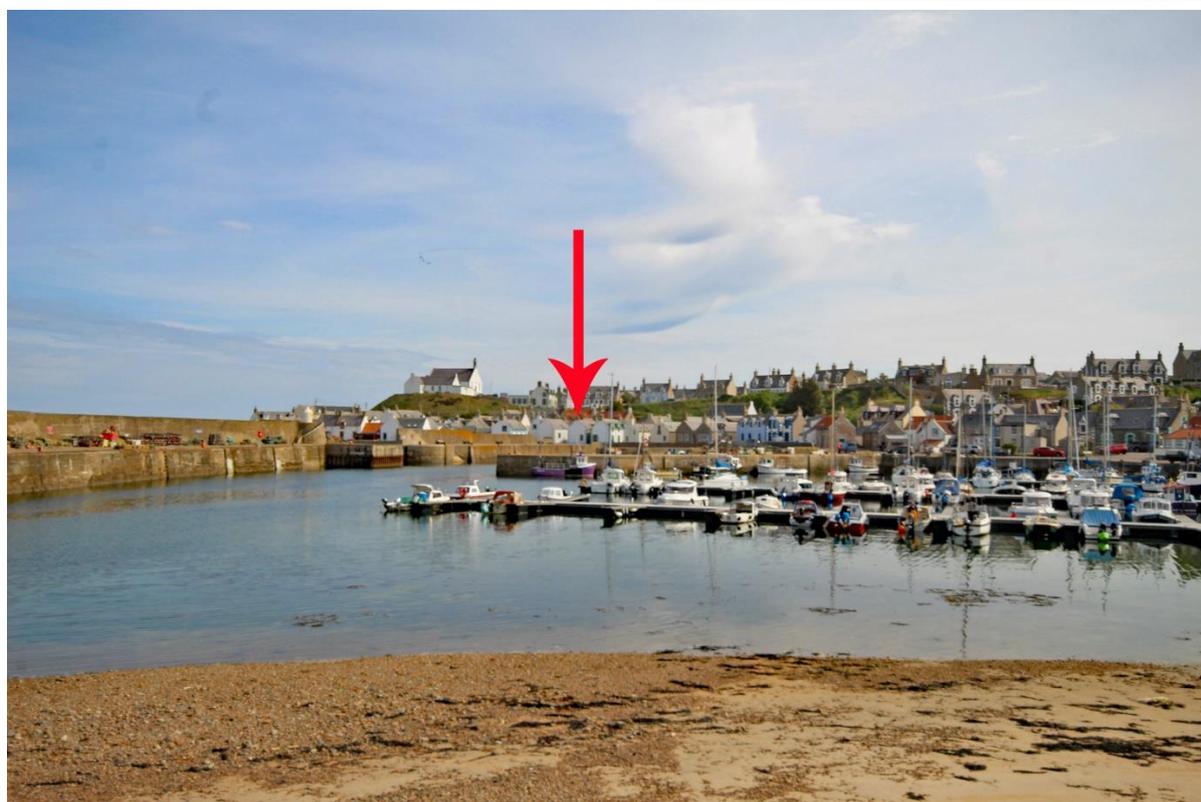
EPC Banding EPC=D

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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