

STEWART & WATSON

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10 SEAVIEW PLACE
CULLEN, AB56 4WA



Semi-Detached Bungalow

- Residential cul-de-sac in popular seaside town
- Single storey home with D.G & gas C.H
- Hallway, Large Lounge, Kitchen, Rear Vestibule
- Bathroom & Double Bedroom. Built-in cupboards
- Enclosed front & rear gardens. Wooden shed.

Offers Over £99,000

Home Report Valuation £100,000

www.stewartwatson.co.uk

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TYPE OF PROPERTY

We offer for sale this semi-detached bungalow, which is situated within a popular residential cul-de-sac on the upper part of the coastal town of Cullen. Cullen is a sought-after seaside town with medical centre, Primary and Nursery schools, various shops, supermarket, beautiful sandy beach, quaint harbour and a challenging 18-hole links golf course. This property offers well-appointed single storey accommodation and benefits from double-glazing and mains gas central heating but is in need of modernisation. All fitted floorcoverings, curtains, window blinds and light fittings are to be included.

ACCOMMODATION

Hallway

Enter through glass panelled exterior door into the hallway, which has doors to the lounge, bedroom and bathroom. Front facing window. Two large, walk-in cupboards providing useful storage.

Lounge with Dining Area

5.31 m x 3.08 m

Spacious, double aspect room with front and rear facing windows. Wooden fire surround with marble effect backing and hearth. Glass panelled doors to the kitchen and rear vestibule.



Kitchen

2.92 m x 2.58 m

Rear facing window overlooking the rear garden. Fitted with a selection of base and wall mounted units in an oak

effect finish. Built-in larder cupboard with fitted shelving. Sink and drainer unit. Splashback wall tiling.



Rear Vestibule

Recessed area with fitted shelves and the gas central heating boiler. Glass panelled exterior door giving access to the rear garden.

Bedroom

4.35 m x 2.80 m

Double size bedroom with rear facing window. Two built-in cupboards, one with airing shelving and one with fitted shelf and hanging rail.



Bathroom

2.00 m x 1.69 m

Fitted with a white suite comprising of toilet, wash-hand basin and bath with shower fitment above. Splashback

wall tiling. Heated towel ladder radiator. Ceiling hatch allowing access to the loft space.



OUTSIDE

Views towards Cullen Links and the beach can be appreciated from the front of the property. The front garden is enclosed and has been laid in stone chips with a mature

shrub border. The rear garden is enclosed with an area laid in grass, paved patio and some mature shrubs. Wooden garden store.



SERVICES

Mains water, electricity, gas and drainage.

ITEMS INCLUDED

All fitted floorcoverings, curtains, window blinds and light fittings.

Council Tax

The property is currently registered as band A

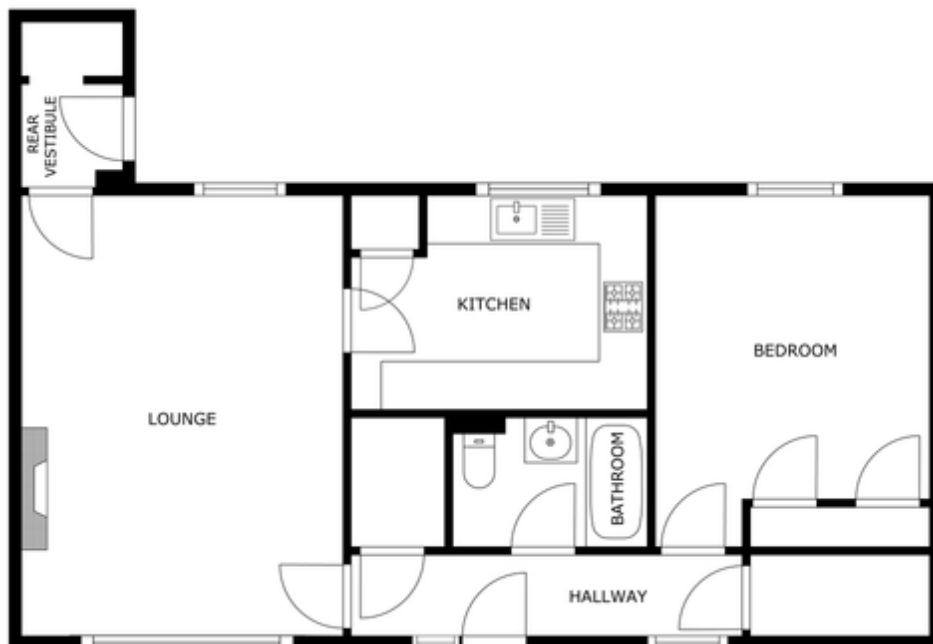
EPC Banding EPC=C

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.

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|--|----------------|--|-------------------------------|
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