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TOOIES HOOSE, 4 NEW STREET

FINDOCHTY, AB56 4PS



Traditional Detached Dwellinghouse

- Close to picturesque marina & stunning Moray Firth Coast
- Spacious modernised home with D.G & gas C.H
- Hallway, Lounge with Dining Area, Fitted Kitchen,
- Bathroom, Shower Room & 3 Double Bedrooms.
- Strip of ground to the rear of the property

Offers Over £205,000

Home Report Valuation £210,000

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TOOIES HOOSE, 4 NEW STREET, FINDOCHTY, AB56 4PS

TYPE OF PROPERTY

We offer for sale this traditional detached dwellinghouse, which is situated within a popular residential area on the lower part of the stunning coastal village of Findochty. The property is conveniently placed close to the picturesque marina, sandy beach and many coastal walks. Findochty has village shops, Nursery and Primary Schools and a challenging 18-hole links golf course at Strathlene. Additional shops, supermarkets, amenities and leisure facilities can be found in the nearby town of Buckie. Tooies Hoose has been upgraded and modernised over the years and offers spacious well-appointed accommodation over two floors with full double glazing and mains gas central heating. The present owner has presented the property well, it has been decorated in fresh neutral tones and all fitted floor coverings, curtains, window blinds and light fittings are to be included in the sale price leaving this home in true move in condition. **The owner has been successfully letting Tooies Hoose as a holiday cottage, which has been exceptionally popular, receiving first-rate guest reviews, much repeat custom and has a rating of 'Excellent 10' on Vrbo. The property is presently fully furnished, and all items of furniture, furnishings and appliances can be made available if required.**

ACCOMMODATION

Hallway

Enter through glass panelled exterior door into the hallway, which has doors to the lounge, shower room and bedroom 1. The staircase allows access from this area to the first-floor accommodation.



Lounge **3.98 m x 3.96 m**

Double aspect room with front and rear facing windows. Wooden fire surround, pebble effect electric fire set on a tiled hearth. Door to the kitchen.





Kitchen **4.66 m x 2.60 m**

Double aspect room with front and rear facing windows. Fitted with a modern selection of base and wall mounted units in a white, shaker style finish with contrasting granite effect countertops. Integrated gas hob, electric oven and extractor hood. Sink and drainer unit with mixer tap. Splashback wall tiling. Fitted high level table/breakfast bar. Ceiling hatch allowing access to the loft space. Wooden exterior door giving access to the garden area at the side of the property.





Bedroom 1 **3.97 m x 3.21 m**

Spacious, double size ground floor bedroom with front and rear facing windows. Two, double built-in cupboards with fitted shelving (one housing the electric meter). Built-in cupboard with fitted shelf.





Shower Room/Utility Area **2.85 m x 2.83 m**

An L-shaped room with rear facing window. Fitted with a white suite comprising of toilet, wash-hand basin and shower cubicle. Wetwall panelling within the shower area. Built-in understairs cupboard with fitted shelving. Plumbing for washing machine. Heated towel ladder radiator.





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, bedroom 2 and bedroom 3. Wall to wall built-in cupboards with sliding doors, providing excellent storage. **The first floor accommodation has some coombed ceilings and measurements are given at widest points.**

Bedroom 2 **4.02 m x 3.70 m**

Spacious, double size bedroom with front facing window. Double built-in wardrobe with fitted shelving and hanging rail.





Bathroom **2.84 m x 1.96 m**

Rear facing Velux style roof window. Fitted with a white suite comprising of toilet, wash-hand basin and bath. Heated towel ladder radiator. Built-in cupboard housing the gas central heating boiler.



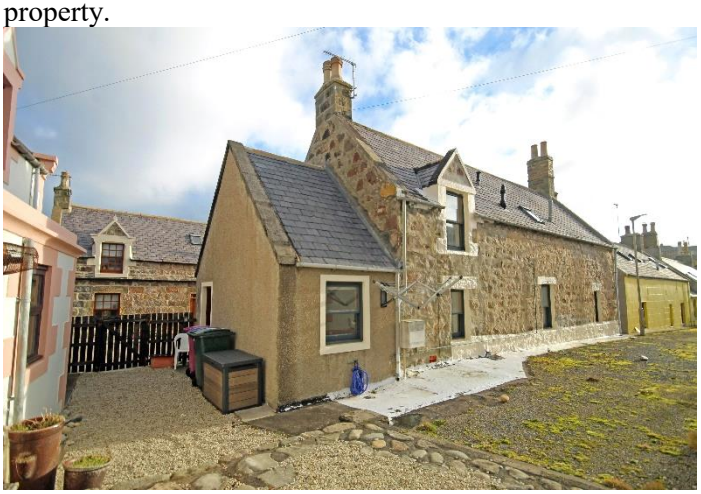
Bedroom 3 **4.02 m x 3.40 m**

Spacious, double size bedroom with front and rear facing windows. Double built-in wardrobe with fitted shelving and hanging rail.





OUTSIDE
Strip of ground to the front and rear of the property. Water tap and extending clothes dryer to the rear of the property. Right of access over the stone chip area to the side of the property.



SERVICES
Mains water, electricity, gas and drainage.

ITEMS INCLUDED
All fitted floorcoverings, curtains, window blinds and light fittings. The integrated kitchen appliances. Fridge freezer, microwave, washing machine and tumble dryer.

Council Tax
The property is not currently registered for council tax.

EPC Banding
EPC=D

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

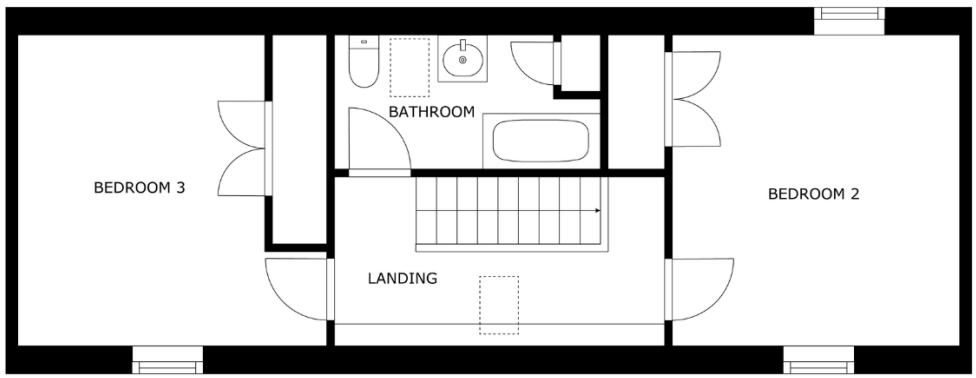
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Reference Buckie/CF

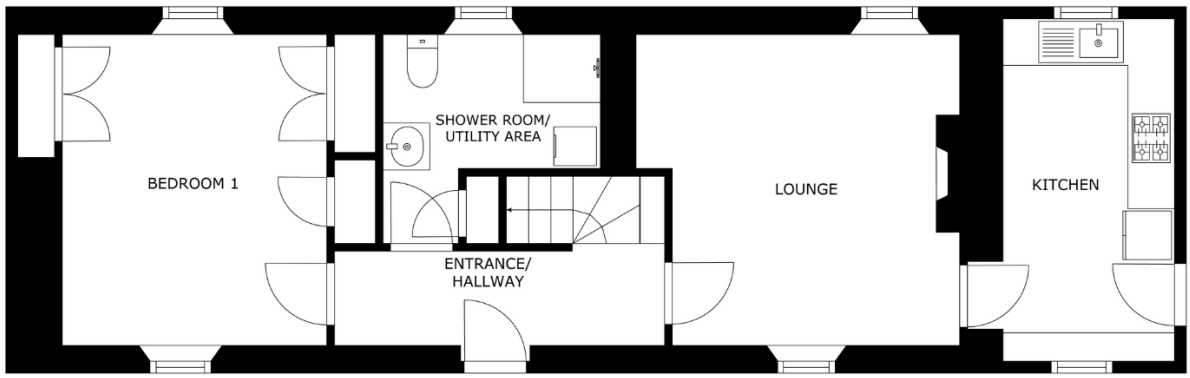




The picturesque marina is close to the property



FLOOR 2



FLOOR 1

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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