

# STEWART & WATSON

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**LAUREL BANK, 2 CHAPEL STREET**  
***FINDOCHTY, AB56 4QX***



### ***Traditional Detached Dwellinghouse***

- Spacious home in sought after area close to picturesque marina
- Modernised home with D.G, gas C.H & wood burning stove
- Hallway, Lounge, Fitted Kitchen with Dining Area, Utility Room
- Shower Room & 3 Double Bedrooms (2 with en-suite)
- Front & rear gardens. Large workshop/store.

***Offers Around £285,000***

***Home Report Valuation £285,000***

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## LAUREL BANK, 2 CHAPEL STREET, FINDOCHTY, AB56 4QX

### TYPE OF PROPERTY

We offer for sale this traditional detached dwellinghouse, which is situated in a popular residential area on the lower part of the coastal village of Findochty. The property is conveniently placed close to the picturesque marina, the Moray Firth Coastline and gives views towards these from some of the front facing windows. Laurel Bank offers spacious, well appointed, family accommodation over two floors, and benefits from double-glazing and mains gas central heating (new boiler installed 2023). The present owner has recently upgraded and modernised the property stripping it back to the stone walls and re-insulating the

interior, the property has also been rewired. The owner has presented the property well, it has been tastefully decorated in fresh neutral tones and all fitted floorcoverings, curtains, window blinds and light fittings are included in the price leaving the property in a move in condition.

### ACCOMMODATION

#### Hallway

Enter through substantial wooden exterior door into the entrance hallway, which has doors to the lounge and the kitchen. The staircase allows access from this area to the first floor accommodation.



**Lounge** **4.95 m x 3.18 m**  
Spacious, double aspect room with front and side facing windows. Recessed fireplace with wood burning stove set on a slate hearth. Display alcove with double cupboard below. Door to inner hallway.



### Inner hallway

This area has doors to lounge, dining area, utility room and shower room. Built in cupboard with fitted shelving, coat hooks, light and power points. Glass panelled exterior door giving access to the rear of the property.

### Kitchen with Dining area

**5.62 m x 4.88 m**

An L-shaped, double aspect kitchen/dining room made bright and airy by front and rear facing windows. The

kitchen area has been fitted with a modern selection of base and wall mounted units in a white gloss effect finish with solid countertops. Electric range cooker with 5 hob rings, hot plate and 3 ovens. Features of the kitchen include :- a pull out larder, deep pan drawers and integrated fridge freezer and dishwasher. One and a half bowl sink and drainer unit mixer tap. Doors to entrance hallway and the inner hallway.



### Utility Room

**3.81 m x 3.26 m**

An L shaped room with side facing window. Fitted with a selection of base and wall mounted units. Sink and drainer unit. Splashback wall tiling. Recessed area providing space for tumble dryer. Wall mounted gas central heating boiler. Glass panelled exterior door giving access to the side of the property.



### Shower Room

**2.58 m x 2.26 m**

Two rear facing windows. Fitted with a white suite comprising of toilet, wash-hand basin and shower cubicle. Mirrored bathroom cabinet.



### Staircase

A lovely feature of the entrance hallway is the sweeping staircase with handrail, spindles and fitted carpet runner which allows access to the first floor accommodation. The first floor landing has a front facing window and doors to the 3 bedrooms. **The first floor accommodation has some coombed ceilings and measurements are given at widest points.**



### Bedroom 1

**3.77 m x 3.14 m**

Spacious, double size bedroom with front facing window giving views towards the harbour. Walk in wardrobe. Door to en-suite 1.





### En-suite 1

2.24 m x 1.68 m

Rear facing Velux style roof window. Fitted with a white suite comprising of toilet, wash-hand basin and walk in shower. Double cupboard fitted below the wash hand basin. Splashback wall tiling



### Bedroom 2

3.36 m x 2.70 m

Spacious, double size bedroom with front facing window giving sea views towards the Moray Firth. Door to en-suite 2.



### En-suite 2

2.68 m x 1.50 m

Rear facing Velux style roof window. Fitted with a white suite comprising of toilet, wash hand basin and corner shower cubicle. Double cupboard fitted below the wash hand basin. Illuminated wall mirror. Splashback wall tiling.



### Bedroom 3

3.49 m x 2.45 m

Double size bedroom with rear facing Velux style roof window. Fitted wash-hand basin with double cupboard fitted below. Ceiling hatch allowing access to the loft space.



### OUTSIDE

The garden area to the front of the property is enclosed with an area laid in grass and well stocked, established shrub borders. The rear garden areas enjoy a generally southerly aspect making it a super suntrap during the summer months. Areas laid in grass with some mature shrub and perennial borders. At the side of the property a stone chip lane (mutual with number 3) gives access to the rear garden and workshop. Outside tap

### Workshop/Store

Block built workshop/store with power and light. Double wooden doors allow access from 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 and electric range cooker.

## Council Tax

The property is currently registered as band B

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

**Reference** Buckie/CF



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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