

STEWART & WATSON

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9 CASTLE STREET
FINDOCHTY, AB56 4RF

CLOSING DATE
Monday 29th June 2026
At 12.00 noon



Substantial & Spacious Detached Dwellinghouse

- Sought after residential area close to schools in popular coastal village
- Many traditional features. Full D.G, mains gas C.H & PV solar panels.
- 2 Public Rooms, Dining Room, Fitted Dining Kitchen with Family Area
- Utility Room, Toilet, Bathroom & 3 Double Bedrooms.
- Large enclosed rear garden. Off road parking. Large Garage.

Offers Over £285,000
Home Report Valuation £285,000

www.stewartwatson.co.uk

TYPE OF PROPERTY

We offer for sale this substantial and spacious, detached dwellinghouse, which is situated in a sought-after residential area of the coastal village of Findochty. The property is conveniently placed for the local schools with the village also having a village store, pharmacy, post office and picturesque Marina. Additional shops, supermarkets and leisure facilities are available in the nearby town of Buckie. This grade B listed home has been extended, upgraded and modernised by the current owners who have been keen to restore as many of the traditional features as possible giving this beautiful family home an abundance of charm and character. This home well-appointed family accommodation of spacious, yet manageable proportions over two floors and benefits from full double glazing, mains gas central heating and PV solar panels. The present owners have presented the property exceptionally well, it has been tastefully decorated in fresh neutral tones and all fitted floorcoverings, curtains, window blinds and light fittings are to be included in the price leaving this stunning home in a true move-in condition.

ACCOMMODATION

Hallway

Enter through UPVC exterior door with etched glass side panels and glazed name panel above into the entrance hallway, which has doors to the lounge and sitting room and open plan to the dining room

Lounge

4.54 m x 3.00 m

Double front facing window. Traditional wooden fire surround, cast-iron fireplace with gas fire and slate hearth. Display alcoves at either side of the fireplace, each with double cupboards below.



Sitting Room

4.55 m x 3.30 m

Double front facing window. Traditional wooden fire surround, cast-iron fireplace with recessed wood burning stove and slate hearth. Display alcoves at either side of the

fireplace, each with double cupboards below. Doors to the entrance hallway and inner hallway. Three glazed panels allowing light to pass to the dining room.





Dining Room

4.26 m x 3.18 m

Open plan from the entrance hallway. An L shaped room which is open to the hallway. Three internal glazed panels allow light to pass from the sitting room. Open to the dining kitchen/family room.



Dining Kitchen/Family Room

5.06 m x 5.05 m

Spacious open plan dining kitchen/family room providing a super entertaining space and a true hub of the home. Double, side and rear facing windows, rear facing patio doors and a rear facing Velux style roof window making this an exceptionally bright and airy room. The kitchen area has been fitted with a quality selection of base and wall mounted units in a cream coloured, gloss effect finish with

wood effect countertops and midwall panelling. Integrated 5 burner gas hob, electric oven, microwave, fridge freezer and dishwasher. Sink and drainer unit with mixer tap. Features of the kitchen include illuminated wall cabinets with glass display fronts, deep pan drawers and a fitted table providing an informal dining space. Glass panelled doors to the inner hallway and side vestibule.



Side Vestibule

Glass panelled exterior door giving access to the side of the property.

Inner Hallway

This area has doors to the sitting room, utility room and dining kitchen/family room. Built in understairs cupboard with fitted shelf and hooks. The staircase gives access from this area to the first floor accommodation.

Utility Room

3.10 m x 2.51 m

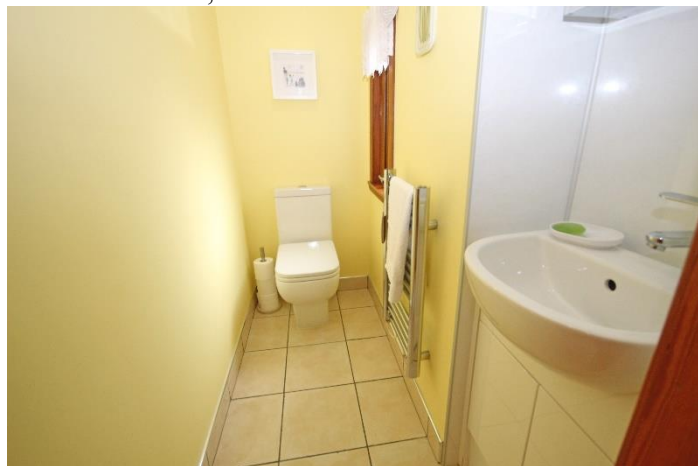
Rear facing window. Fitted with a selection of base and wall units in a beech effect finish with stone effect countertops and midwall panelling. Integrated freezer. Sink and drainer unit. Wall mounted gas central heating boiler. Door to the toilet.



Toilet

1.93 m x 1.12 m

Rear facing window. Fitted with a white toilet and wash-hand basin. Fitted double base unit below the wash hand basin and double, mirrored wall cabinet.



Staircase

A carpeted staircase with traditional banister and spindles allows access from the inner hallway to the first floor accommodation. Large rear facing window overlooking the garden on the staircase. Built in cupboard with fitted shelving. The first floor landing has doors to the bathroom and all 3 bedrooms. Two double, built in cupboards providing shelving and hanging space. Ceiling hatch

allowing access to the loft space. **The first floor accommodation has some coombed ceilings and measurements are given at the widest points.**



Bathroom

2.98 m x 2.68 m

Rear facing window. Fitted with a white suite comprising of toilet, wash-hand basin, bath and separate offset corner shower cubicle. Wetwall splashback panelling. Fitted furniture in a white, gloss effect finishing providing storage cupboards and enclosing the cistern. Double built in cupboard with airing shelving and the hot water tank. Heated towel ladder radiator. Floor tiling with underfloor heating. Ceiling hatch allowing access to the loft area.



Bedroom 1 **4.43 m x 3.54 m**
 Spacious, double size bedroom with front facing window.
 Double built in wardrobe with sliding mirror door, fitted
 shelving, hanging rail and light.



Bedroom 2 **4.45 m x 3.16 m**
 Spacious, double size bedroom with front and rear facing
 windows. Built in cupboard with fitted shelving.



Bedroom 3 **3.84 m x 2.47 m**
 Double size bedroom with double, front facing window.



OUTSIDE

A shared access at the side of the property allows access to a large, rear garden, which is fully enclosed. Imprinted concrete driveway allows access to the garage and provides off road parking for numerous vehicles. The garden has been very well tended with areas laid in grass with established shrub borders. A paved patio area enjoys a generally southern aspect making it a super suntrap during

the summer months. Small pond. A raised timber decking area gives views over the rear garden and provides an additional seating and entertaining space. Outside light and water tap.

Garage

6.75 m x 3.73 m

Block built garage with electric sectional door, allowing car access from the driveway. Power points and lights.





SERVICES

Mains water, electricity, gas and drainage. PV solar panels.

ITEMS INCLUDED

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

Council Tax

The property is currently registered as band

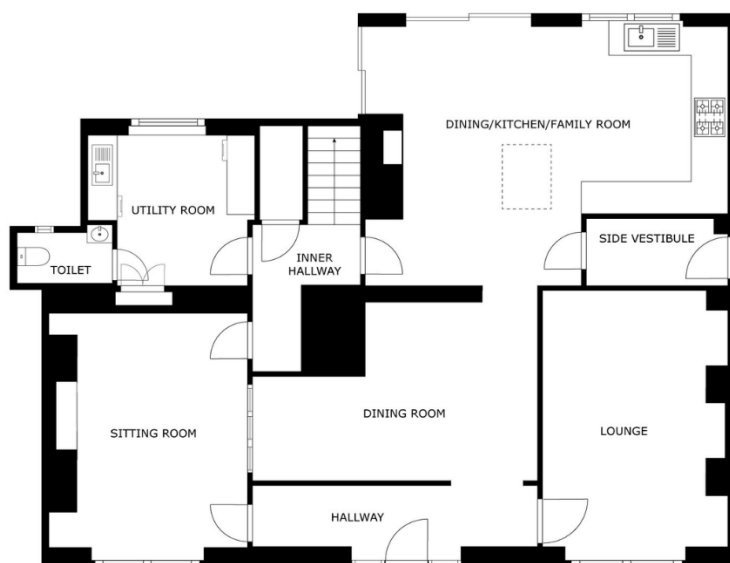
EPC Banding EPC=

Viewing

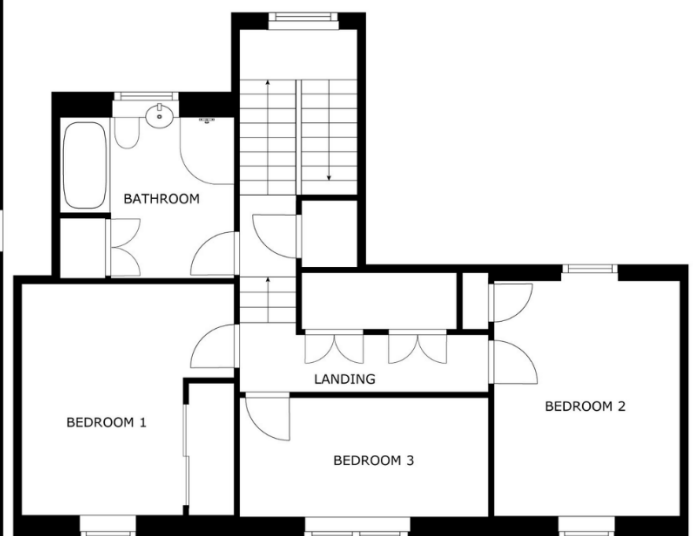
By appointment only which can be arranged by contacting our Buckie Office on 01542 833255

Email buckie.property@stewartwatson.co.uk

Reference Buckie/CF



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.

The Property Shop, 2 Main Street, Turriff AB53 4AD (01888) 563777
 59 High Street, Turriff AB53 4EL (01888) 563773
 65 High Street, Banff AB45 1AN (01261) 818883
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