

STEWART & WATSON

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STRAVAIG, 46-48 SEAFIELD STREET
CULLEN, AB56 4SW



Traditional Semi-Detached Family Dwellinghouse

- Central location in sought after seaside town
- Former B&B with many traditional features. D.G & gas C.H
- Sitting Room, Dining Room, Large Family Games Room (Former Shop),
- Fitted Kitchen, 2 Shower Rooms & 4 Double Bedrooms (2 with en-suite)
- Large enclosed rear garden. Workshop/Studio, Bothy & Off-road parking.

Offers Over £249,000
Home Report Valuation £250,000

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STRAVAIG, 46-48 SEAFIELD STREET, CULLEN, AB56 4SW

TYPE OF PROPERTY

We offer for sale this traditional stone built semi-detached dwellinghouse, which is situated in a prime location on the upper part of the picturesque and very much sought after coastal town of Cullen. The property is conveniently placed for the local shops, supermarket, Primary/Nursery Schools, and medical centre. The beautiful sandy beach, quaint harbour, many coastal walks and a challenging 18-hole links golf course are all close-by. Stravaig offers spacious well-appointed accommodation over three floors and benefits from full mains gas central heating and many of windows are double-glazed. Although the property has been extensively upgraded and modernised over the years, these alterations have been sympathetically done offering a stylish blend of traditional and contemporary features, which will certainly appeal to those seeking a home with charm and character. The property is presently used as a family home but has had a number of uses in recent years including a dwellinghouse with attached gift and card shop, Bed & Breakfast, home with self-catering accommodation and may be suitable for a variety of uses (subject to obtaining any necessary planning consents). This property would be an ideal purchase for a family seeking spacious accommodation in a popular seaside town, those looking for Bed & Breakfast/self-catering

possibilities, for those seeking to work from home or for those seeking a property to accommodate multi generation living. All fitted floorcoverings, curtains, window blinds and light fittings are to be included in the price. **Viewing is essential and the only way one can fully appreciate the spacious accommodation and excellent further potential that this very fine property offers.**

ACCOMMODATION

Hallway

Enter through substantial hardwood exterior door into the hallway, which has a door leading to the sittingroom. Built-in understairs cupboard with fitted shelving and coat hooks. Exposed stonework. The staircase gives access from this area to the first floor accommodation.

Sitting Room

4.39 m x 3.53 m

A spacious room with front facing window. Feature exposed stone fireplace with stove effect fire set on a stone hearth. Recessed alcove with fitted book/display shelving and cupboard below. Exposed timber beams. Wood effect laminate flooring. Radiator, T.V point and 4 power points. Door to the dining kitchen and double doors leading to the dining room/bedroom 4.



Dining Kitchen

3.94 m x 2.39 m

Side facing window onto the rear courtyard area. Fitted with a modern selection of base and wall mounted units, in an olive coloured, shaker style finish with wood effect countertops. Integrated 5-burner gas hob, extractor hood and electric double oven. Features of the kitchen include glass fronted display cabinets and wall shelving with lights. Sink and drainer unit with mixer tap. A second stainless steel wash hand basin. Glass panelled exterior door giving access to the rear courtyard.



Dining Room

4.40 m x 2.36 m

Two rear facing windows overlooking the courtyard. This room is presently used as a dining room. Double, glass

panelled doors to the sitting room and a door to the family room.



Family Room

8.29 m x 3.98 m

An extensive open plan space split over two levels with large front facing window (currently boarded over, internally), glass panelled exterior door onto Seafeld Street and 2 side facing roof skylight windows. This area is presently used as a family/sitting room but also provides space for a games/hobby area or was previously used as a retail premises

(subject to obtaining the necessary planning consents). Exposed timber beams. Feature stonewall and recessed fireplace with stove effect fire set on a raised brick hearth. Large walk-in cupboard with fitted shelving and light. Built-in cupboard housing the electric meter and fuse box. Door to rear hallway.



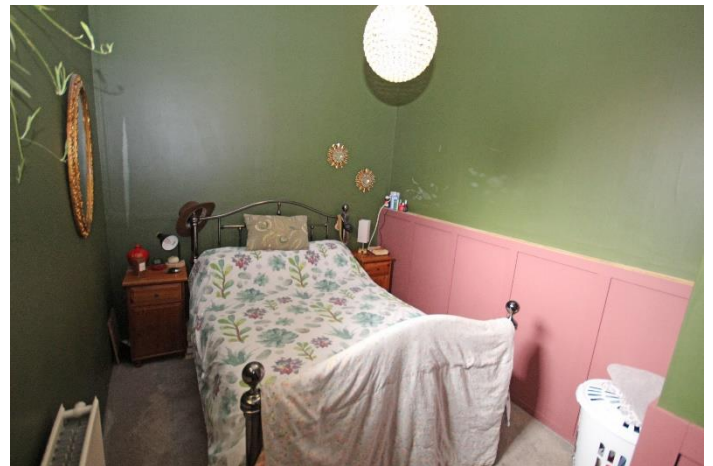
Rear Hallway

Attached to the rear of the property is a stone built former coach house which is access via a door on the upper level of the family room. Wooden exterior door to the access area at the side of the property. This area presently provides a double bedroom, shower room and a large workshop but provides excellent potential to provide additional accommodation or a self-contained annexe (subject to obtaining any necessary planning consents).

Bedroom 3

3.99 m x 2.52 m

Side facing window.



Shower Room

2.44 m x 1.36 m

Fitted with a white suite comprising of toilet, wash-hand basin and corner shower cubicle. Fitted wall shelving. Wetwall panelling within the shower area.



Staircase

A carpeted staircase with wooden banister and spindles gives access from the entrance hallway to the first floor accommodation. The first floor landing has a front facing window and doors to bedroom 1, bedroom 2, the bathroom/ensuite, shower room and the attic staircase.



Bedroom 1

4.03 m x 2.96 m

Double size bedroom with front facing window. Fitted with a selection of bedroom furniture in a cream coloured, shaker style finish comprising of wardrobes, cupboards, bedside cabinets with illuminated display areas above and a vanity unit/dressing table. Door to the bathroom/en-suite.



Bathroom/En-suite

2.86 m x 2.52 m

Rear facing window. This room can be accessed from bedroom 1 and the first floor landing. Fitted with a white suite comprising of toilet, wash-hand basin, bath with shower mixer fitment from the bath taps and a separate offset corner

shower cubicle. The wing top wash-hand basin has a storage unit fitted below. Wall tiling to dado height and wet wall panelling within the shower area. Illuminated wall mirror with display areas.



Bedroom 2

4.94 m x 3.64 m

Spacious, double size bedroom with front and side facing windows. The side facing window gives views of the

impressive former railway viaduct towards the Moray Firth. Feature exposed stonework to one wall with recessed fireplace, and stove style fire set on a raised hearth.



Shower Room

3.40 m x 2.56 m

Rear facing window. Fitted with a white suite comprising of toilet, wash hand basin and offset corner shower cubicle. Fitted furniture in a beech effect finish providing useful storage cupboards and enclosing the cistern. Splashback tiling and wetwall panelling within the shower area.



Staircase

A steep carpeted staircase continues from the first floor landing to the top floor of the property. **The top floor accommodation has some coombed ceilings and measurements are given at widest points.**

Attic Bedroom 7.84 m x 3.08 m

A spacious, bright and airy room with rear facing bay window and roof skylight giving views over the rear garden. Exposed timber beams and open stonework. Fitted with a quality selection of bedroom furniture in a limed oak effect finish comprising of wardrobes, storage cupboards, storage chest/window seat and drawer units. Door to the en-suite.



En-suite 4.46 m x 3.52 m

A large room with rear facing bay window and a small side facing window. Fitted with a white suite comprising of toilet, wash-hand basin and large shower cubicle. Fitted cupboards and furniture providing useful storage.



Workshop/Studio 5.05 m x 4.27 m

Accessed via the rear hallway. Flagstone floor and pitched door. Wooden exterior door to the rear garden.

Bothy/Garage 5.81 m x 5.21 m

Stone built bothy with pitched roof. Presently used as a garage/carport.



OUTSIDE

A good size garden lies to the rear of the property, which is enclosed and quite private making it ideal for those with children and pets. A paved patio area accessed from the kitchen enjoys a generally westerly aspect and provides an excellent, sheltered spot for alfresco dining. The garden has an area laid in grass with some well stocked, mature shrub borders adding colour. A stone chip area at the rear of the property, allows access to the former bothy and provides off road parking space.





SERVICES

Mains water, electricity, gas and drainage.

ITEMS INCLUDED

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

Council Tax

The property is currently registered as band D

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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