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**20 NEW STREET
FINDOCHTY, AB56 4PS**



Traditional Detached Dwellinghouse

- Popular residential area close to picturesque Moray Firth Coast
- Modernised home. D.G, gas C.H & wood burning stove.
- Hallway, Lounge, Fitted Dining Kitchen, Utility Room
- Bathroom & 3 Double Bedrooms.
- Enclosed rear garden. Garage, Sheds & Driveway.

Offers Over £239,000
Home Report Valuation £240,000

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TYPE OF PROPERTY

We offer for sale this traditional detached dwellinghouse, which is situated in a popular residential area in the coastal village of Findochty. The property is located on the lower part of the village close to the picturesque harbour, sandy beach and rugged coastline. Sea views towards the Moray Firth can be appreciated from the front facing windows on the first floor. This grade C listed home offers spacious accommodation over two floors and benefits from double-glazing, mains gas central heating and a wood burning stove. The property has been upgraded and modernised over recent years it has been re-wired and boasts a new central heating system, modern fitted kitchen with integrated appliances, family bathroom with 4-piece white suite and a well-appointed utility room. The present owner has presented the property well, it has been tastefully decorated and all fitted floorcoverings, curtains, window blinds and light fittings are included in the price leaving this home in a true move-in condition.

ACCOMMODATION

Hallway

Enter through glass panelled exterior door into the hallway, which has doors to the lounge, dining kitchen and ground floor bedroom. Built-in understairs cupboard. The staircase allows access from this area to the first floor accommodation.



Lounge

4.28 m x 3.05 m

Double, front facing window. Substantial wooden mantle, recessed fireplace with wood burning stove set on a slate hearth. Display alcove with double cupboard below.



Dining Kitchen

4.92 m x 3.21 m

Glass panelled door from the hallway. Open plan kitchen diner with triple window overlooking the rear garden. French doors giving access to the rear patio from the dining area. The kitchen has been fitted with a quality selection of base and wall mounted units with contrasting countertops and midwall panelling. Integrated electric hob, double

oven, extractor hood, and dishwasher. Features of the kitchen include:- deep pan drawers, illuminated wall cabinets and a central island incorporating a breakfast bar providing an informal dining space. Sink and drainer unit with mixer tap. Door to the utility room.



Inner Hallway

This area is open plan with the dining kitchen and has a door to the bathroom. Built-in cupboard with light, shelving and the gas central heating boiler.

Utility Room

3.23 m x 1.70 m

Rear facing window. Fitted with the same selection of base and wall mounted units as the dining kitchen. Sink and drainer unit with mixer tap. Glass panelled exterior door giving access to the driveway at the side of the property.



Bathroom

2.28 m x 2.20 m

Rear facing window. Fitted with a white suite comprising of toilet, wash-hand basin, whirlpool bath and separate, walk-in shower. Drawer unit fitted below the wash-hand basin. Heated towel ladder radiator. Splashback wall tiling.





Bedroom 1 **4.34 m x 2.98 m**

Ground floor, double size bedroom with double, front facing window. Built-in cupboard with fitted shelving and fuse box. Access to the understairs cupboard.



Staircase

A carpeted staircase with wooden banister and spindles allows access from the entrance hallway to the first floor accommodation. The landing has doors to bedroom 2 and bedroom 3. Two double fitted cupboards with fitted

shelving. Built-in cupboard with fitted shelf and hanging rail. Ceiling hatch allowing access to the loft space. **The first floor accommodation has some coombed ceilings and measurements are given at widest points.**

Bedroom 2 **4.18 m x 3.27 m**

Double size bedroom with front facing window giving views between the properties opposite towards the rugged coastline and Moray Firth. Rear facing Velux style roof window.





Bedroom 3 **4.03 m x 2.80 m**
Double size bedroom with front facing window and rear facing Velux style roof window.



OUTSIDE

Double, metal gates at the side of the property allow access onto a stone chip driveway, allowing access to the garage and providing off road parking spaces. A good size enclosed garden lies to the rear of the property. The owner

has sectioned the rear garden to provide an enclosed child friendly area which has been laid in artificial grass for ease of maintenance. The rear garden enjoys a generally south westerly aspect making it a super suntrap in the summer months with a paved patio area providing a super spot for alfresco dining.

Outbuildings

Wooden garage and garden store.





SERVICES

Mains water, electricity, gas and drainage.

ITEMS INCLUDED

All fitted floorcoverings, curtains, window blinds and light fittings. Integrated kitchen appliances. Wooden garage and garden store.

Council Tax

The property is currently registered as band B

EPC Banding EPC=C

Viewing

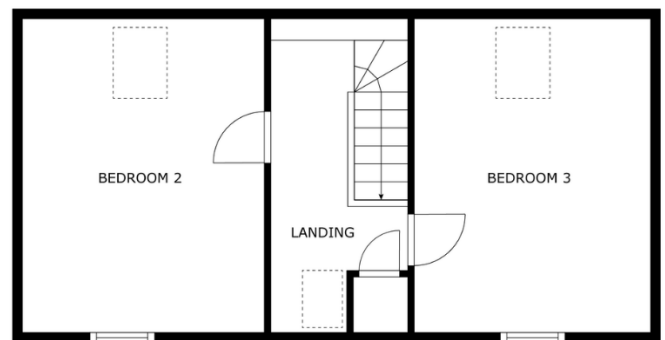
By appointment only which can be arranged by contacting our Buckie Office on 01542 833255

Email buckie.property@stewartwatson.co.uk

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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