

# STEWART & WATSON

your **complete** property & legal service

**103 SEATOWN**  
**CULLEN, AB56 4SN**



### *Traditional Terraced Cottage*

- Sought after area close to beautiful Moray Firth Coast
- Fully modernised home with D.G & electric heating
- Lounge with wood burning stove, Fitted Dining Kitchen
- Bathroom, Double Bedroom & Attic Room.
- Rear courtyard garden. Workshop/Utility Store.

***Offers Over £125,000***  
***Home Report Valuation £125,000***

**[www.stewartwatson.co.uk](http://www.stewartwatson.co.uk)**

## TYPE OF PROPERTY

We offer for sale this traditional terraced cottage, which is situated in a sought-after residential area in the lower part of the picturesque coastal town of Cullen. This grade C listed property is close to the quaint harbour, sandy beach and challenging 18 hole links golf course. This property has been upgraded and modernised over the years and offers well-appointed accommodation mainly on one floor with the added bonus of an attic room. Full double-glazing and electric heating have been installed and the property has been rewired. The present owner has presented the cottage well, it has been tastefully decorated in fresh neutral tones and all fitted floorcoverings and light fittings are to be included in the price.

## ACCOMMODATION

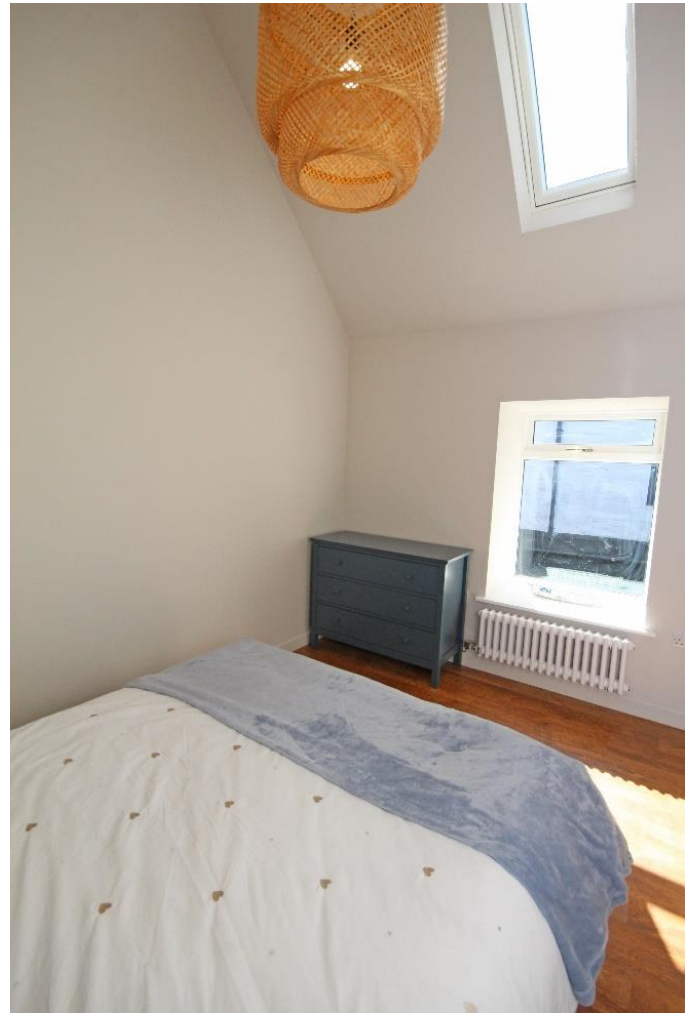
### Entrance

Enter through glass panelled door into the entrance area, which has doors to the dining kitchen, bathroom and bedroom 1.

### Bedroom 1

3.71 m x 2.50 m

Glass panelled door from the entrance area. Double size bedroom with vaulted ceiling, front facing window and front facing Velux style roof window.



### Bathroom

2.58 m x 1.54 m

Rear facing window. Fitted with a white suite comprising of toilet, wash-hand basin and bath with shower fitment above. Fitted drawer unit in a white gloss effect finish below the wash-hand basin. Full wet wall panelling. Ceiling hatch with pull down ladder allowing access to the loft space.



### Dining Kitchen

3.44 m x 3.05 m

Glass panelled door from the entrance. Bright and airy, double aspect room with front and rear facing windows and

a vaulted ceiling with front facing Velux style roof window. Recently fitted with a quality selection of base and wall mounted units in a blue coloured matt effect finish with

contrasting countertops. Integrated electric hob, oven and extractor hood. Inset one and a half bowl sink and drainer



unit with mixer tap. Decorative tile effect midwall panelling. Open plan to the lounge area.



**Lounge** **4.05 m x 3.88 m**  
Open plan from the dining kitchen. Front and side facing windows. Wood burning stove set on a raised, slate hearth.



Glass panelled exterior door giving access to the rear courtyard.



**Stairway**  
Staircase with wooden banister and spindles allows access from the lounge area to the attic room. **The attic room has coombed ceilings and measurements are given at widest points.**

**Attic Room** **4.09 m x 3.51 m**  
A fully floored and lined attic room with French doors to a Juliet balcony.





**OUTSIDE**

Courtyard style garden area to the rear of the property, which has been laid in concrete for ease of maintenance.

**Workshop/Utility Store** **2.78 m x 1.92 m**

Attached to the rear of the property is workshop/utility store, which is lined and has power points, light, water and drainage.



The picturesque harbour and beautiful sandy beach are close to the property.



The title plan shows the extent of the property marked in red.



**SERVICES**

Mains water, electricity and drainage.

**ITEMS INCLUDED**

Any fitted floorcoverings and light fittings. The integrated kitchen appliances.

**N.B**

The property is presently furnished and all items of furniture, furnishings and appliances can be made available for sale by separate negotiation.

**Council Tax**

The property is currently registered as band A

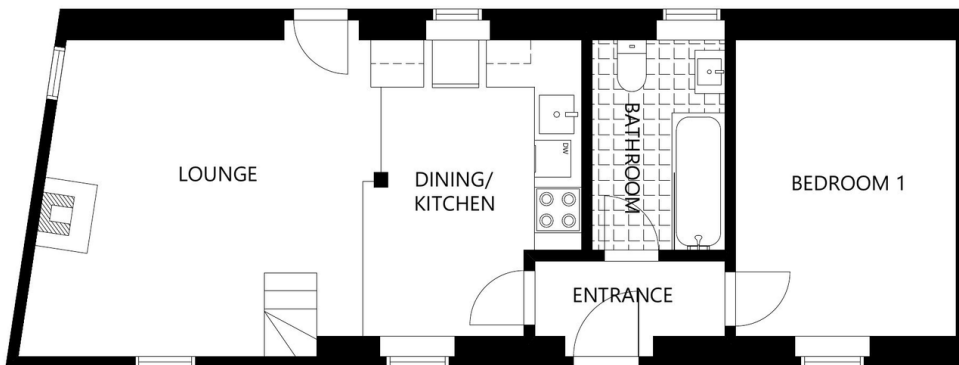
**EPC Banding** EPC=E

**Viewing**

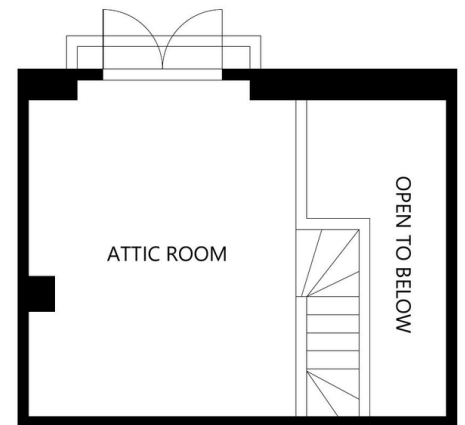
By appointment only which can be arranged by contacting our Buckie Office on 01542 833255

**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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