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15 NORTH DESKFORD STREET
CULLEN, AB56 4XH



Traditional Semi-Detached Dwellinghouse

- Close to town centre & schools in popular coastal town
- Spacious accommodation with D.G & gas C.H
- Hallway, Lounge, Dining Kitchen, Rear Porch
- Bathroom & 3 Bedrooms. Two Cellars.
- Large enclosed rear garden. Workshop & Shed.

Offers Over £179,000
Home Report Valuation £180,000

www.stewartwatson.co.uk

TYPE OF PROPERTY

We offer for sale this traditional, stone built semi-detached dwellinghouse, which is situated within a popular residential area on the upper part of the coastal town of Cullen. The property is conveniently placed for the town centre shops, schools and amenities. Lovely views of Cullen Links, and over the rooftops of the Seatown cottages towards the beautiful sandy beach can be appreciated from the first floor bedrooms and across Moray Firth from the rear garden. This home offers accommodation over two floors and benefits from double-glazing and mains gas central heating but would be enhanced by some modernisation and redecoration. The property also has the

added bonus of a large cellar providing excellent storage but also potential for further development (subject to obtaining any necessary planning consents). All fitted floorcoverings, curtains, window blinds and appliances within the property will remain and are included in the price.

ACCOMMODATION

Hallway

Enter through exterior door into the hallway, which has doors to the lounge, dining kitchen and bedroom 1. Front facing window. The staircase allows access from this area to the first floor accommodation.



Lounge
Front facing window. Tiled fireplace and hearth. Display

4.13 m x 3.68 m

alcoves at either side of the fireplace, each with cupboards below.



Dining Kitchen

5.32 m x 2.26 m

Double rear facing window giving views over the garden. Fitted with a selection of base and wall mounted units with wood effect countertops. Sink and drainer unit with mixer tap. Built-in cupboard with fitted shelving. Built-in understairs cupboard. Glass panelled door to the rear porch. **The electric cooker, washing machine and fridge are to be included in the price.**



Rear Porch

Windows on three sides. Views across the impressive former Railway viaducts towards the Moray Firth. Glass panelled exterior door giving access to the rear garden.

Bedroom 1

4.08 m x 3.47 m

Spacious, double size ground floor bedroom with front facing window.



Staircase

A carpeted staircase with wooden banister allows access from the entrance hallway to the first floor accommodation. The first floor landing has 2 front facing Velux style roof windows. Built-in cupboards providing useful storage.

Doors to bedroom 2, bedroom 3 and the bathroom. **The first floor accommodation has some coombed ceilings and measurements are given at widest points.**



Bedroom 2

3.93 m x 3.53 m

Front facing bay window giving lovely views over the impressive, former railway viaducts towards Cullen Links and the Moray Firth.



Bathroom **2.11 m x 1.96 m**

Rear facing window. Fitted with a white suite comprising of toilet, wash-hand basin and bath.



Bedroom 3 **3.80 m x 3.53 m**

Front facing bay window giving lovely views over the impressive, former railway viaducts towards Cullen Links and the Moray Firth. Access to eaves.



OUTSIDE

A good size, garden lies to the rear of the property, which is enclosed making it ideal for those with children and pets. The rear garden has an area laid in grass, with some colourful flower beds and established shrub and tree borders. Stone chip side path with wooden gate allowing access onto North Deskford Street. Drying poles. Outside light.





Cellars

Two cellars, panning the footprint of the property providing excellent storage or workshop/studio space. It may be possible to develop the cellar area to provide additional accommodation (subject to obtaining any necessary planning consents). Both cellars have lights. Wooden exterior doors give access from the rear garden to the cellars.

Outbuildings

Attached garden store/workshop. Wooden shed.



The view towards Cullen Links from the first floor bedrooms.

SERVICES

Mains water, electricity, gas and drainage.

ITEMS INCLUDED

All fitted floorcoverings, curtains, window blinds and light fittings. The electric cooker, washing machine and fridge. Wooden garden shed.

Council Tax

The property is currently registered as band A

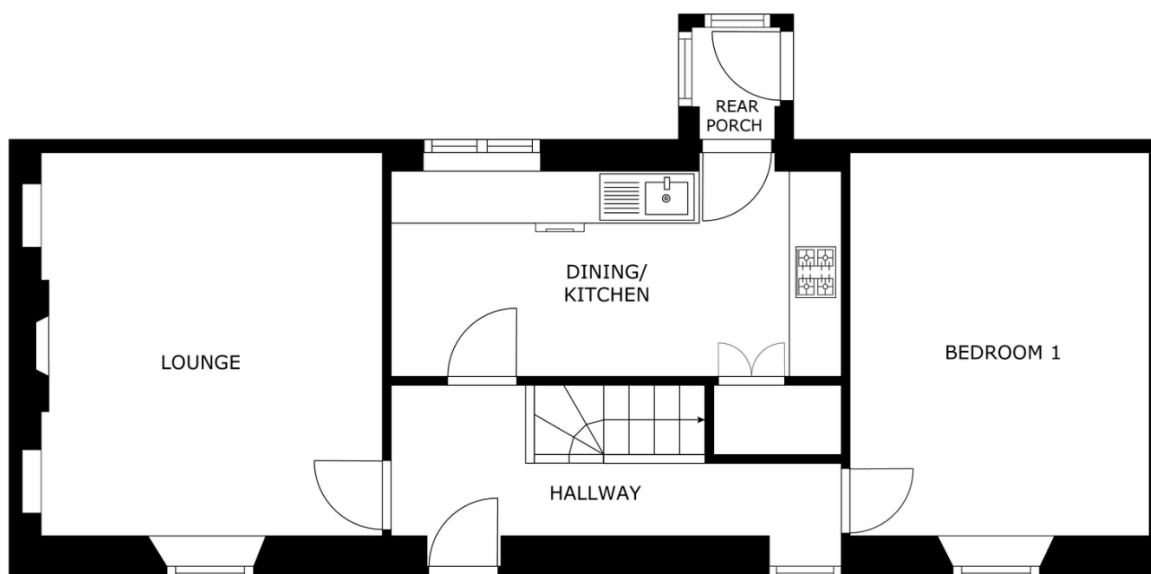
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Viewing

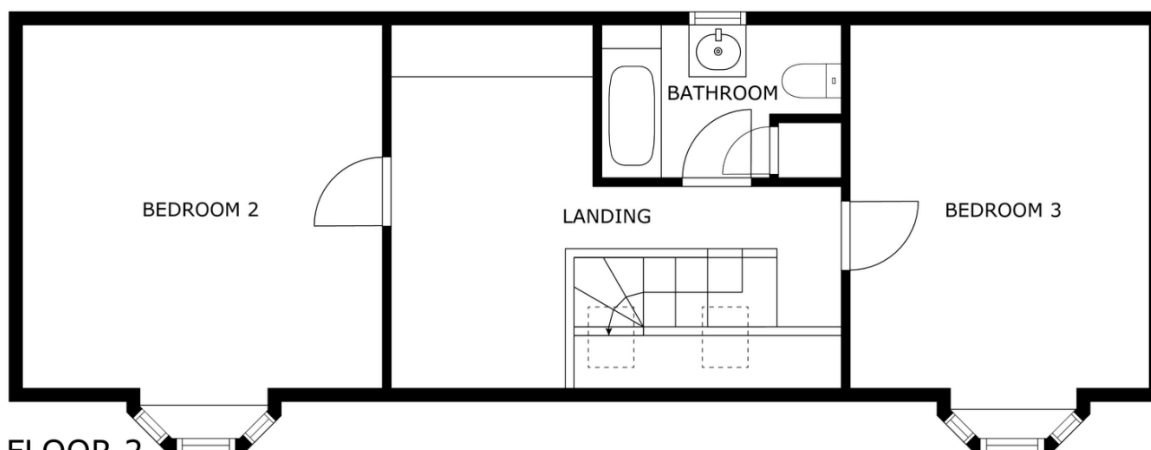
By appointment only which can be arranged by contacting our Buckie Office on 01542 833255

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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