

STEWART & WATSON

your **complete** property & legal service

6 FINDLATER DRIVE
CULLEN, AB56 4RW



All furniture, furnishings & appliances are included in the price.

Detached Bungalow

- Popular residential area of coastal town
- Modernised home with D.G, gas C.H & multi-fuel stove
- Vestibule, Hallway, Lounge, Dining Kitchen, Sun Porch
- Shower Room & 3 Bedrooms. Floored Loft Space.
- Large enclosed rear garden. Driveway, Garage & Shed.

Offers Over £225,000
Home Report Valuation £230,000

www.stewartwatson.co.uk

6 FINDLATER DRIVE, CULLEN, AB56 4RW

TYPE OF PROPERTY

We offer for sale this detached bungalow which is situated within a sought-after residential area on the upper part of the picturesque coastal town of Cullen. The property is conveniently placed for the town centre shops, supermarket and medical centre and is close to the Primary and Nursery Schools making it ideal for those with family. This home offers well appointed single storey accommodation with full double glazing, mains gas central heating and a multi-fuel stove. The property also has the added bonus of an extensive loft space providing excellent potential for possible development (subject to obtaining any necessary planning consents). The present owner has presented the property well, it has been decorated in neutral tones and any fitted floorcoverings, curtains, window blinds and light fittings are to be included. The property is furnished and all items of furniture, furnishings and appliances are to be included leaving the property in a move-in condition.

ACCOMMODATION

Vestibule

Enter through glass panelled exterior door into the vestibule. Purpose built double cupboard housing the consumer unit and smart electric meter. Glass panelled door to the hallway.

Hallway

Enter into the T shaped hallway, which has doors to the lounge, dining kitchen, bathroom and all 3 bedrooms. Built-in cupboard with fitted shelving. Built-in cupboard with shelving, coat hooks and the gas central heating boiler. Electric, towel rail. Decorative wall mural.



Lounge

5.14 m x 3.65 m

Spacious room with large front facing window. Wooden fire surround, recessed fireplace with multi fuel stove set on a slate hearth. Decorative wall mural.



Dining Kitchen

4.06 m x 3.22 m

Rear facing window overlooking the garden. Fitted with a quality selection of base and wall mounted units, in an oak finish with solid wood countertops. Integrated gas hob, electric oven and extractor hood. One and a half bowl sink and drainer unit with mixer tap. Splashback wall tiling. Built-in cupboard with fitted larder shelving. Door to the side vestibule.



Side vestibule

Glass panelled exterior door to the side of the property.

Bedroom 1

3.68 m x 3.34 m

Spacious, double size bedroom with front facing window. Built in cupboard with fitted shelf and hanging rail.



Bedroom 2

3.57 m x 2.96 m

Double size bedroom with rear facing window. Double built in wardrobe with fitted shelf and hanging rail.



Shower Room

2.44 m x 1.73 m

Side facing window. Fitted with a white suite comprising of toilet, wash hand basin and large shower cubicle. The

wash-hand basin is inset into a vanity unit with double cupboard fitted below. Timber wall linings and wetwall splashback panelling. Heated towel ladder radiator.



Bedroom 3**3.07 m x 2.94 m**

Rear facing patio doors allowing access to the sun porch.
Double doors conceal the access to the loft space.

**Sun Porch****3.78 m x 2.25 m**

Attached to the rear of the property, with windows on 3 sides enjoying views over the rear garden.

**Loft****10.38 m x 5.04 m**

Accessed via a fixed ladder in the cupboard of bedroom 3. Large, fully floored loft space, with timber wall and ceiling linings. Three rear facing Velux style roof windows. This area provides excellent storage facilities and may be suitable for development to provide additional accommodation subject to obtaining any necessary planning consents.

**Garage****5.85 m x 2.94 m**

Block built garage with up and over door allowing car access from the driveway. Lights, power points and metal racking along one side. Door to the rear. Attached to the rear of the garage is a useful log/fuel store. Wooden garden shed.

OUTSIDE

The property occupies a generous site with garden areas to the front and rear. The front garden has been laid in grass with a paved driveway allowing access to the garage and providing off road parking spaces. Wooden gates at either side of the property allow access between the front and rear



gardens. 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 been laid in grass with a mature hedge and tree border creating a shelterbelt and adding privacy. The garden enjoys a generally westerly aspect making it a super suntrap during the summer months.



SERVICES

Mains water, electricity, gas and drainage.

ITEMS INCLUDED

Any fitted floorcoverings, curtains, window blinds and light fittings. The property is furnished and all items of furniture, furnishings and appliances are to be included leaving the property in a move-in condition

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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