

# STEWART & WATSON

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**EARNDALE,  
7 NETHERTON TERRACE  
FINDOCHTY, AB56 4QD**



## ***Extended & Fully Renovated Detached Dwellinghouse***

- Elevated site in popular coastal village boasting exceptional sea views
- Large open plan Lounge, Dining Room & Fitted Kitchen with Balcony,
- Bathroom, Shower Room & 2 Bedrooms (1 with Study Area, En-suite & Balcony)
- Utility Basement with Sauna. Full D.G, gas C.H & wood burning stove.
- Terraced rear garden, Covered seating area & Balcony/Terrace. Car Port & Workshop/Store

***Offers Over £279,000***  
***Home Report Valuation £280,000***

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

## EARNDALE, 7 NETHERTON TERRACE, FINDOCHTY, AB56 4QD

### TYPE OF PROPERTY

We offer for sale this substantial stone built detached dwellinghouse, which is situated on the upper part of the picturesque and much sought after coastal village of Findochty. The village shops, nursery/primary schools, bowling green and the 18-hole, links cliff top Strathlene golf course are all nearby. Earndale has been extended, upgraded and totally modernised over recent years offering spacious, well-appointed family accommodation spanning three floors and benefitting from full double-glazing, mains gas central heating and a wood burning stove. Stunning views over the rooftops of the fishermans cottages below, the small marina and across the Moray Firth can be appreciated from the rear of the property including the balconies and terraced seating areas. This stunning home really has the wow factor a spacious lounge with wood burning stove, which is open plan to a dining room and fitted kitchen opening out onto a balcony, shower room, covered seating area and spacious terrace boasting exceptional views all on the ground floor, a basement with spacious utility room and sauna on the lower ground floor,

master bedroom suite with study/seating area, en-suite shower and covered balcony, second double bedroom and a family bathroom all on the first floor. The present owners have presented the property well, it has been tastefully decorated and all fitted floorcoverings, curtains, window blinds and light fittings will remain leaving this beautiful home in a true move in condition.

### ACCOMMODATION

#### Vestibule

Enter through substantial exterior door with stained glass name panel above into the vestibule. Coat hooks. Glass panelled door to the entrance area.

#### Entrance

This area has a door to the rear hallway and is open to the dining room and lounge.

#### Dining Room

**4.30 m x 3.34 m**

Open plan from the entrance area. Double front facing window. Two, illuminated alcoves with fitted glass display shelving.



#### Lounge

**4.47 m x 3.32 m**

Open plan from the entrance area. Double, front facing window. Recessed fireplace with wood burning stove set

on a slate hearth with substantial wooden mantle above. Built-in cupboard with fitted shelving and fuse box. Open plan to the dining kitchen.





**Dining Kitchen**

**3.60 m x 3.27 m**

Open plan from the lounge. Side facing window and French doors onto the rear balcony. Fitted with a quality selection of base and wall mounted units in a walnut effect, shaker style finish. Integrated 5 burner gas hob, electric double oven and extractor hood. One and a half bowl sink and drainer unit with mixer tap. Features of the kitchen include display light, plinth lights and a pull out larder unit.





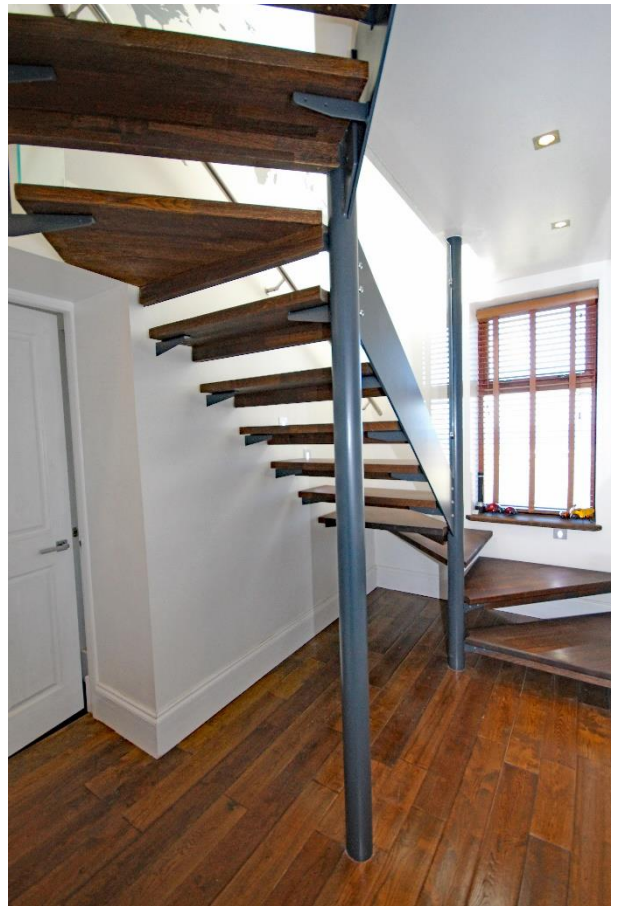
### Balcony

Accessed via the French doors in the kitchen. A lovely spot for alfresco dining and entertaining whilst making the most of the stunning views towards the harbour and Moray Firth.



### Rear Hallway

This area has doors to the entrance area and the side vestibule. Built in cupboard with fitted shelf and power points. The staircase allows access from this area to the first floor accommodation.



### Side Vestibule

This area has doors to the rear hallway and shower room. Glass panelled exterior door giving access to the covered patio area at the side of the property.

### Shower Room

**1.80 m x 1.55 m**

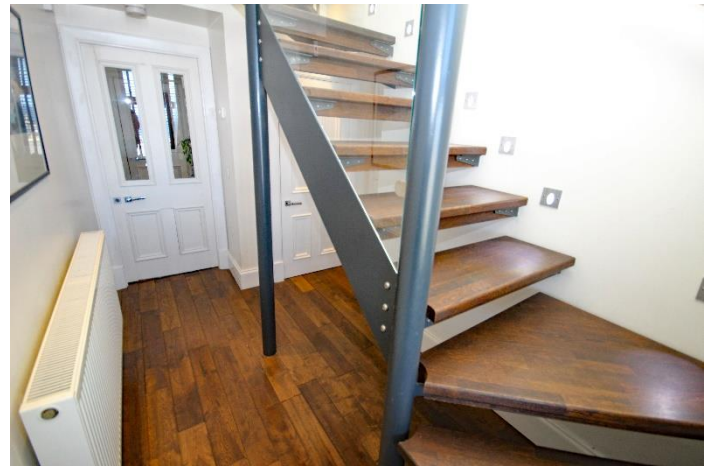
Rear facing Velux style roof window. Fitted with a white suite comprising of toilet, corner wash-hand basin and a walk-in shower. Double cupboard fitted below the wash-hand basin. Large wall mirror. Splashback wall tiling,



### Staircase

An impressive open tread staircase with modern glass balustrade allows access from the rear hallway to the first floor accommodation. Side facing window on the staircase. Feature recessed wall lights. The first floor landing has doors to bedroom 1, study/seating area, bathroom and bedroom 2. Side facing Velux style roof window. Built-in cupboard with fitted shelving and hanging rail.

**The first floor accommodation has some coombed ceilings and measurements are given at widest points.**



### Bedroom 1

**4.11 m x 3.05 m**

Spacious, double size bedroom with double, front facing window. Bi-fold doors allow access to the study/sitting area.





**Study/Sitting Area**

**3.36 m x 3.09 m**

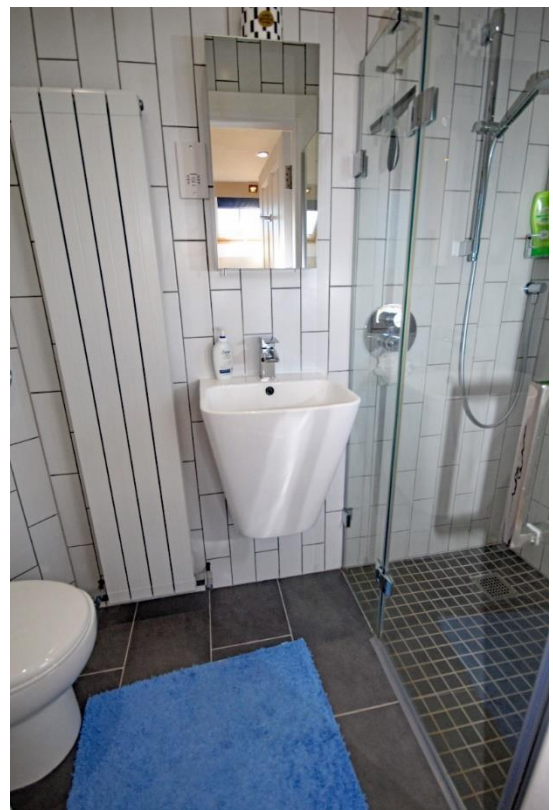
An exceptionally bright and airy study/sitting area with double side facing window, twin side facing Velux style

roof windows and patio doors allowing access onto the covered balcony. Door to the en-suite. Steps up to the master bedroom with bi-fold doors that can be closed.



**En-suite**

Side facing window. Fitted with a white toilet and wash-hand basin, tiled shower cubicle. Full wall and floor tiling. Mirrored wall cabinet.



## Covered Balcony

Accessed via the patio doors in the study/seating area. A

fantastic spot for enjoying the beautiful sunsets and making the most of the stunning views.



## Bedroom 2

4.29 m x 2.40 m

Double size bedroom with double, front facing window and rear facing Velux style roof window.



## Bathroom

2.58 m x 2.51 m

Front facing Velux style roof window. Fitted with a white suite comprising of toilet, wash-hand basin and freestanding bathtub with shower fitment from the bath mixer tap. Fitted furniture in a white, gloss effect finish providing storage cupboards, drawers and enclosing the cistern. Slate effect wall tiling. Heated towel ladder radiator. Large wall mirror.



## Basement

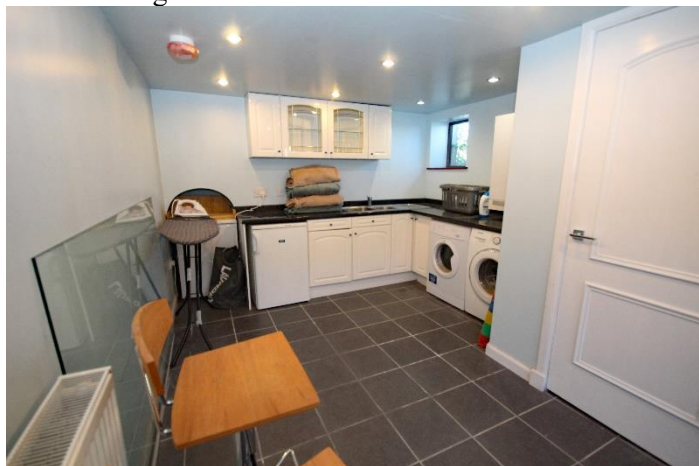
Wooden exterior door giving access from the rear garden into the basement utility room and sauna.

### Utility Room **5.53 m x 3.20 m**

An L-shaped room with a rear facing window and double, size facing window. Fitted with a modern selection of base and wall mounted units in a white gloss effect, shaker style finish with contrasting countertops and upstands. One and a half bowl sink and drainer unit with mixer tap. Wall mounted gas central heating boiler. Built-in cupboard. Built-in cupboard housing the hot water cylinder.

### Sauna

Timber lined sauna cabin with side facing window. Fitted bench seating and Harvia sauna stove.



## OUTSIDE

The property occupies a generous site with garden areas to the sides and rear. At ground floor level a wooden door allows access from Netherton Terrace into a covered patio area providing excellent storage. The covered patio area is ideal for inclement weather conditions and opens out onto the stunning terrace, ideal for entertaining and enjoying the beautiful views. The rear gardens are terraced, they have been carefully landscaped for ease of maintenance and are stocked with an abundance of colourful shrubs and perennial plants between gabion baskets, sleepers and sweeping paved paths. Area laid in artificial grass, timber decking and a small pond. Block paved drive gives access to the carport. Outside lights, water tap and power points.

### Workshop/Store **4.08 m x 3.28 m**

Block built workshop/garden store with roller door allowing access from the car port. Side door from the rear garden. Power points and light.







**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 C

**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](mailto:buckie.property@stewartwatson.co.uk)

**Reference** Buckie/CF



*This floor plan is not to scale and is for illustrative purposes only.*

**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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