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66 SEATOWN
CULLEN, AB56 4SJ



Traditional Grade C Listed Detached Cottage

- Sought after area close to picturesque Moray Firth Coast
- D.G, gas C.H, under-floor heating & 2 wood burning stoves
- Hallway, Lounge, Fitted Dining Kitchen, Bathroom
- Ground Floor Double Bedroom (with en-suite Shower room)
- Attic Space & Attic Bedroom

Offers Over £119,000
Home Report Valuation £120,000

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TYPE OF PROPERTY

We offer for sale this traditional detached cottage which is situated in a quiet and very much sought after residential area of Seatown in the coastal town of Cullen. The property is conveniently placed for the picturesque harbour, sandy beach and challenging 18-hole links golf course. This charming Grade C Listed property has been upgraded over the years and benefits from double-glazing, mains gas central heating, 2 wood burning stoves and additional, electric under floor heating throughout the ground floor. The cottage was re-wired in 2017 and a new central heating boiler installed 2020.



ACCOMMODATION

Entrance Hallway

Enter through substantial, glass panelled exterior door into the hallway, which has doors to the lounge and bedroom 1. Built-in understair cupboard. The staircase gives access from this area to the first-floor accommodation.

Lounge

4.43 m x 3.96 m

An L-shaped, double aspect room with front and rear facing windows. Recessed fireplace with wood burning stove set on a polished hearth. Door to the side vestibule.



Side Vestibule

This area allows access to the lounge, dining kitchen and bathroom. Substantial wooden exterior giving access to the front of the property.

Dining Kitchen

4.08 m x 2.78 m

Double aspect room with side and rear facing windows. The kitchen has been fitted with a modern selection of base and wall mounted units in a white, shaker style finish.

with contrasting granite effect countertops. Integrated gas hob, electric double oven, extractor hood and dishwasher. Sink and drainer unit with mixer tap. Splashback wall tiling. Purpose built cupboard housing the electric meter



and fuse box. Ceiling hatch with pull down ladder allowing access to the loft space housing the gas central heating boiler.



Bathroom

1.96 m x 1.79 m

Front facing window. Fitted with a white toilet, wash-

hand basin and bath with shower fitment above.



Bedroom 1**4.48 m x 2.97 m**

Spacious double size bedroom with front and side facing windows. Recessed fireplace with wood burning stove set on a slate hearth. Sliding door to the en-suite.

**En-suite****1.80 m x 1.41 m**

Fitted with toilet, stone effect, countertop wash-hand basin

and shower cubicle. Wetwall splashback panelling. Heated towel ladder radiator.



Staircase

A carpeted staircase with wooden banister allows access from the entrance hallway to the first floor accommodation. The landing has a rear facing roof

skylight window and access to the attic space and attic bedroom. Three double fitted base cupboards. **The first floor accommodation has coombed ceilings and measurements are given at widest points.**



Attic Bedroom 2

3.06 m x 2.86 m

Front and rear facing roof skylight windows.



Attic Space

5.78 m x 3.06 m

Front facing roof skylight window. This area has most recently been used as an additional attic bedroom space.



SERVICES

Mains water, electricity, gas and drainage.

ITEMS INCLUDED

All fitted floor coverings, curtains, window blinds and light fittings. The integrated kitchen appliances.

Council Tax The property is registered as band A

EPC Banding EPC= D

Viewing

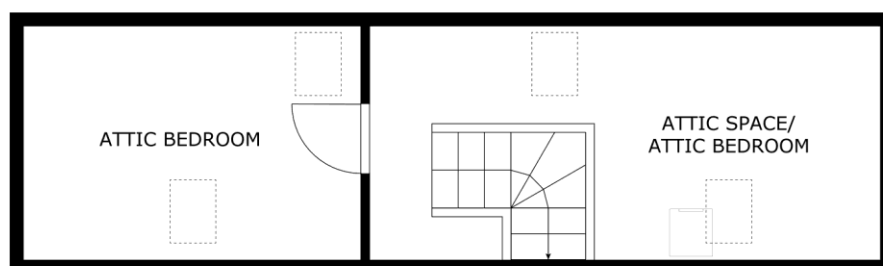
By appointment only which can be arranged by contacting our Buckie Office on 01542 833255

Email buckie.property@stewartwatson.co.uk

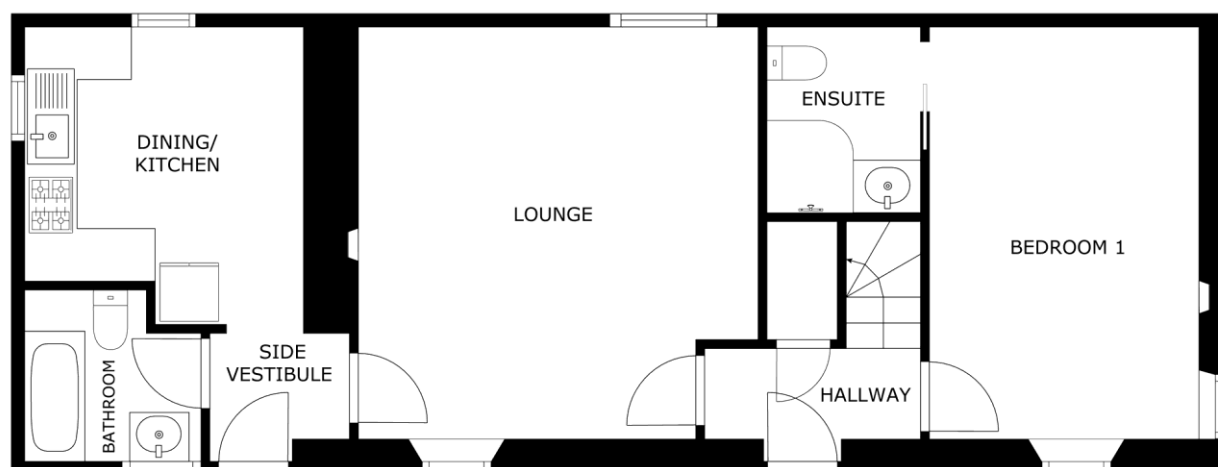
Reference Buckie/CF



The property is close to the sandy beach and picturesque Moray Firth Coast



FLOOR 2



FLOOR 1

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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