

STEWART & WATSON

your **complete** property & legal service

LOWER DENVER FLAT, 13 GRANT STREET CULLEN, AB56 4XG



Substantial & Spacious End Terraced Dwellinghouse

- Popular central location in coastal town
- Accommodation over 3 floors with gas C.H installed
- Entrance, Lounge, Sittingroom, Kitchen, Study
- Bathroom & 4 Bedrooms.
- Outbuilding. Boiler Store.

Offers Over £90,000

Home Report Valuation £90,000

www.stewartwatson.co.uk

LOWER DENVER FLAT, 13 GRANT STREET, CULLEN, AB56 4XG

TYPE OF PROPERTY

Substantial end terrace dwellinghouse situated in a central location of the picturesque coastal town of Cullen. Lower Denver Flat offers spacious accommodation spanning three floors and benefits from mains gas central heating being installed. This property is conveniently placed for the town centre shops, supermarket and Primary/Nursery Schools. The property would be enhanced by some modernisation and redecoration works being completed but this has been reflected in the valuation figure. Any fitted floorcoverings, curtains, window blinds and lightfittings within the property will remain and are included in the sale price.

ACCOMMODATION

Entrance

Enter through wooden exterior door into the entrance area with doors to the sitting room and study. Double front facing window. Built-in cupboard housing the electric meter and hot water tank.

Sittingroom

5.79 m x 3.62 m

Double front facing window. Wooden fire surround. Doors to the lounge and kitchen.



Lounge

5.42 m x 4.04 m

Double front facing window.



Kitchen

6.59 m x 1.54 m

Galley style kitchen with large rear facing windows. Fitted with a selection of base and wall mounted units with rolltop worksurfaces. Inset sink and drainer unit with mixer tap. Doors to the sittingroom and rear hallway.



Rear Hallway

Doors to the study, bathroom and kitchen. The staircase gives access from this area to the first floor

accommodation. Glass panelled exterior door allowing access to the communal courtyard.

Bathroom**2.52 m x 1.78 m**

Rear facing window. Fitted with a white suite comprising toilet, wash-hand basin and bath with shower fitment above. Wet wall panelling area.

**Study****4.30 m x 2.42 m**

Doors to the entrance and the rear hallway.

Staircase

A carpeted staircase allows access from the rear hallway to the first floor accommodation. The first floor landing has a double front facing window and doors to bedroom 1 and bedroom 2. Built-in cupboard with fitted shelf and hangingrail. Built-in understair cupboard.

**Bedroom 1****5.65 m x 3.51 m**

Double size bedroom with double front facing window. Double built-in wardrobe with fitted shelf and hangingrail.

**Bedroom 2****4.06 m x 3.58 m**

Double size bedroom with rear facing window.

**Staircase**

The staircase continues from the first floor landing with a wooden banister and carved spindles up to the top floor accommodation. The top floor landing has doors to bedroom 3 and bedroom 4. Rear facing roof skylight window. Two double fitted cupboards. **The top floor accommodation has some coombed ceilings and measurements are given at widest points.**



Bedroom 3 **3.37 m x 2.98 m**
 Double front facing window giving impressive views over the rooftops towards the Moray Firth. Fitted cupboards.



Bedroom 4 **3.50 m x 3.42 m**
 Double front facing window. Fitted cupboards.



The view over the rooftops towards the Moray Firth, which can be appreciated from the top floor bedrooms.

OUTSIDE

A communal courtyard lies to the rear of the property. Stone built outbuilding. Boiler store.

SERVICES

Mains water, electric, gas and drainage.

ITEMS INCLUDED

Any fitted floor coverings, curtains, window blinds and lightfittings within the property will remain.

Council Tax

The property is registered as band C

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

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.

The Property Shop, 2 Main Street, Turriff AB53 4AD (01888) 563777
 59 High Street, Turriff AB53 4EL (01888) 563773
 65 High Street, Banff AB45 1AN (01261) 818883
 42/44 East Church Street, Buckie AB56 1AB (01542) 833255
 35 Queen Street, Peterhead AB42 1TP (01779) 476351

38 Broad Street, Fraserburgh, AB43 9AH (01346) 514443
 21 Market Square, Oldmeldrum AB51 0AA (01651) 872314
 4 North Street, Mintlaw, AB42 5HH (01771) 622338
 25 Grant Street, Cullen, AB56 4RS Mon-Fri 2pm-5pm(01542) 840408
 17-19 Duke Street, Huntly, AB54 8DL (01466) 792331