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**UPPER DENVER FLAT, 17 GRANT STREET
CULLEN, AB56 4XG**



Substantial & Spacious Flatted Dwellinghouse

- Central location giving sea views in popular coastal town
- Accommodation over 3 floors. Gas C.H installed
- Hallway, Rear Vestibule, Lounge, Dining Room
- Kitchen, Bathroom & 3 Bedrooms.
- Outbuilding. Boiler Room.

Offers Over £90,000

Home Report Valuation £90,000

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UPPER DENVER FLAT, 17 GRANT STREET, CULLEN, AB56 4XG

TYPE OF PROPERTY

Substantial flatted dwellinghouse situated in a central location of the picturesque coastal town of Cullen. Upper Denver Flat offers spacious accommodation over 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, window blinds and lightfittings within the property will remain and are included in the sale price.

ACCOMMODATION

Vestibule

Enter through substantial wooden exterior door with glazed name panel above into the vestibule. Etched glass panelled door allowing access into the hallway.

Hallway

This area has doors to the entrance vestibule and the rear vestibule. Double fitted cupboard housing the electric meter and fuse box. The staircase gives access from this area to the first floor accommodation.



Rear Vestibule

Double built-in cupboard with fitted shelving and plumbing for washing machine. Glass panelled exterior door giving access to the rear courtyard.

Staircase

A carpeted staircase with wooden banister and spindles gives access from the hallway to the first floor landing. Mezzanine level with access to the bathroom. The first floor landing has doors to the dining room and bedroom 1.



Bathroom

2.94 m x 1.86 m

Rear facing window. Fitted with a white suite comprising of toilet, wash-hand basin and bath with shower fitment above. Wetwall panelling within the bath/shower area. Built-in cupboard housing the hot water tank.



Dining Room**4.25 m x 2.53 m**

Double front facing window. Doors to the landing, kitchen and lounge.

Kitchen**4.16 m x 2.53 m**

Rear facing window. Fitted with a modern selection of base and wall mounted units with rolltop worksurfaces. Inset sink and drainer unit with mixer tap. Built-in cupboard with fitted shelving. Serving hatch to the lounge.

**Lounge****5.70 m x 4.53 m**

A spacious room with large corner window giving views down Grant Street and North Castle Street towards the impressive former railway viaducts and across the Moray Firth.



View down North Castle Street towards the Moray Firth from the lounge.

Bedroom 1**5.85 m x 2.83 m**

Double aspect room with rear facing window and double front facing window. Double built-in wardrobe with fitted shelf and hangingrail.



The view down Grant Street towards the Square from the lounge.



Staircase

Carpeted staircase with wooden banister and spindles continues from the first floor landing to the top floor. The top floor landing has a rear facing roof skylight window and doors to bedrooms 2 and 3. Four double fitted cupboards. **The top floor has some coombed ceilings and measurements are given at widest points.**



Bedroom 2

3.37 m x 3.32 m

Double front facing window giving views over the rooftops towards the Moray Firth. Two fitted cupboards with fitted shelves and hangingrail.



Bedroom 3

3.69 m x 3.26 m

Double front facing window giving views across the Moray Firth towards the neighbouring village of Portknockie. Fitted cupboards with shelving and hangingrails.



The view over the rooftops and across the Moray Firth towards Portknockie from Bedroom 3.

OUTSIDE

A communal courtyard lies to the rear of the property. Stone built outbuilding. Boiler store (shared with Lower Denver Flat, 13 Grant Street, Cullen).

N.B

Lower Denver Flat, 13 Grant Street, Cullen is also available for sale.

The owners will be prepared to consider offers for both properties as a single purchase.



SERVICES

Mains water, electric, gas and drainage.

ITEMS INCLUDED

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

Council Tax

The property is registered as band B

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.

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