

# STEWART & WATSON

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**12 SEAFIELD ROAD**  
*LINTMILL, AB56 4XS*



### *Traditional Detached Dwellinghouse*

- Semi-rural hamlet close to picturesque coastal town
- Full D.G & oil C.H installed.
- Hallway, Lounge, Kitchen, Porch
- Bathroom & 3 Double Bedrooms.
- Large rear garden with outbuilding & off road parking.

***Offers Over £115,000***  
***Home Report Valuation £115,000***

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## 12 SEAFIELD ROAD, LINTMILL, BY CULLEN, AB56 4XS

### TYPE OF PROPERTY

We offer for sale this traditional detached dwellinghouse which is situated in a quiet residential area of the semi-rural hamlet of Lintmill. The property is just under a mile from the picturesque coastal town of Cullen where there is a small harbour, sandy beach, Primary/Nursery School supermarket, Doctors surgery and local shops. This home offers well appointed, bright and airy accommodation over two floors and benefits from double glazing and oil fired central heating. Any fitted floorcoverings within the property will remain and are included in the sale price.

### ACCOMMODATION

#### Hallway

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

#### Lounge

Large front facing window. Recessed display area with fitted shelving. Door to the kitchen.

**3.92 m x 3.64 m**



#### Kitchen

Rear facing window. Fitted with a selection of base and wall mounted units with rolltop worksurfaces. Inset sink and drainer unit with mixer tap. Door to the rear porch.

**3.49 m x 2.01 m**



**Rear Porch****1.62 m x 1.19 m**

Rear facing window. Fitted base and wall mounted units. Wooden exterior door giving access to the garden area at the rear of the property.

**Bedroom 1****4.17 m x 3.24 m**

Double size bedroom with large front facing window.

**Staircase**

A carpeted staircase allows access from the entrance hallway to the first floor accommodation. The landing has two front facing Velux style roof windows and doors to the bathroom, bedroom 2 and bedroom 3. **The first floor accommodation has some coombed ceilings and measurements are given at widest points.**

**Bedroom 2****3.70 m x 3.66 m**

Double size bedroom with large front facing window.



above. Built-in cupboard housing the hot water tank. Wet wall panelling surrounding the bath/shower area.

**Bathroom****3.52 m x 1.49 m**

Rear facing window. Fitted with a white suite comprising of toilet, wash-hand basin and bath with shower fitment

### Bedroom 3

3.66 m x 3.28 m

Double size bedroom with large front facing window.



### OUTSIDE

Garden area to the front of the property, which is laid in stone chips for ease of maintenance with a fence and hedge border. A large garden lies to the rear of the property with areas laid in grass. Outbuilding providing useful storage. A shared gravel drive to the side of the property allows access to the rear garden with a stone chip area providing off road parking spaces.



### SERVICES

Mains water, electric and drainage.

### ITEMS INCLUDED

Any fitted floor coverings 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](mailto: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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