

STEWART & WATSON

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2 SEAFIELD FARM COTTAGES CULLEN, AB56 4SQ



Semi-Detached Dwellinghouse

- Quiet location on outskirts of coastal town
- D.G & oil C.H installed. Further modernisation required
- Entrance, Lounge, Kitchen,
- Bathroom & 3 Bedrooms.
- Driveway. Front & rear gardens. Outbuildings.

Offers Over £90,000

Home Report Valuation £90,000

www.stewartwatson.co.uk

2 SEAFIELD FARM COTTAGES, CULLEN, AB56 4SQ

TYPE OF PROPERTY

We offer for sale this traditional semi-detached dwellinghouse which is situated in a peaceful location on the southern fringe of the picturesque coastal town of Cullen. The property is conveniently placed within walking distance of the town centre shops, supermarket and schools. This home offers accommodation over two floors and benefits from double-glazing and oil central heating but would be enhanced by further modernisation and upgrading works being carried out. Any fitted floorcoverings, curtains and lightfittings within the property will remain and are included in the price.

ACCOMMODATION

Entrance

Enter through glass panelled exterior door into the entrance which has doors to the lounge and bedroom 1. The staircase gives access from this area to the first floor accommodation.

Lounge

4.35 m x 3.37 m

Front facing window with double cupboard below housing the electric meter. Door to the rear hallway.



Rear Hallway

This area has doors to the lounge, kitchen and bathroom. Glass panelled exterior door giving access to the rear garden area.

Kitchen

3.30 m x 2.09 m

Rear facing window. Fitted with a selection of base and wall mounted units with rolltop worksurfaces. Inset sink and drainer unit with mixer tap. Floor standing oil fired central heating boiler.



Bathroom**2.15 m x 2.01 m**

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

above. Built-in cupboard with shelving. Wet wall panelling within the bath/shower area.

**Bedroom 1****3.19 m x 2.52 m**

Rear facing window.

with hangingrail. Front facing Velux style roof window on the staircase.

Staircase

Staircase with wooden banister allows access from the entrance to the first floor accommodation. The landing has doors to bedroom 2 and bedroom 3. Built-in cupboard

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

Bedroom 2**4.28 m x 2.95 m**

Double size bedroom with front facing window.

**Bedroom 3****2.83 m x 2.24 m**

Rear facing window.

property provides off road parking spaces and allows access to the rear garden. An enclosed garden lies to the rear of the property which is again laid in grass with a paved area and rotary clothes dryer.

OUTSIDE

Enclosed garden to the front of the property which is laid in grass with flower borders. A driveway at the side of the



Outbuildings

Stone built semi-detached outbuilding with power, light and plumbing for washing machine.
Wooden garden shed.



SERVICES

Mains water, electric and drainage.

ITEMS INCLUDED

Any fitted floor coverings and curtains within the property will remain.

Council Tax

The property is registered as band A

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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