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34 COMMERCIAL STREET
FINDOCHTY, AB56 4PX



Traditional End Terrace Dwellinghouse

- Popular coastal village close to picturesque Marina
- Spacious accommodation with D.G & gas C.H
- Hallway, Lounge, Dining Room, Dining Kitchen
- Bathroom, Toilet, Store Room & 3 Double Bedrooms.
- Enclosed garden. Courtyard. Garden Store.

Offers Over £110,000
Home Report Valuation £110,000

www.stewartwatson.co.uk

TYPE OF PROPERTY

We offer for sale this traditional end terrace dwellinghouse, which is situated in a popular residential area of the coastal village of Findochty. The property is conveniently placed close to the picturesque marina, sandy beach and coastal footpaths. This home offers sizable accommodation over two floors and benefits from double-glazing and mains gas central heating but would be enhanced by some modernisation and redecoration. Any fitted floorcoverings, curtains, window blinds and lightfittings are will remain in the property and are included in the price.

ACCOMMODATION

Hallway

Enter through substantial wooden exterior door with glazed panel above into the hallway, which has doors to the lounge, sittingroom/bedroom 3 and the staircase.

Sittingroom/Bedroom 3 **4.04 m x 3.95 m**

An L-shaped room with front and rear facing windows. Wood effect fire surround with inset electric log effect fire. Built-in cupboard with fitted shelving. Recessed display alcove.



Lounge **3.98 m x 2.94 m**

Double aspect room with front and rear facing windows. Wooden fire surround with marble effect backing and hearth. Recessed display alcove with double cupboard below. Glass panelled doors to the hallway, dining room and rear hallway.



Dining Room **2.94 m x 2.89 m**

Rear facing window.

Rear Hallway
This area has doors to the lounge, bathroom and dining kitchen. Glass panelled exterior door giving access to the

courtyard. Glass panelled exterior door giving access to the garden area to the side of the property.

Dining Kitchen

2.97 m x 2.78 m

Side facing window. Fitted with a modern selection of base and wall mounted units. Integrated gas hob, electric

oven and extractor hood. Slate effect countertops with inset sink and drainer unit. Splashback wall tiling.



Bathroom

1.98 m x 1.97 m

Side facing window. Fitted with a white suite comprising of toilet, wash-hand basin and bath with shower fitment from the bath mixer tap. Full splashback wall tiling.



Staircase

A carpeted staircase allows access from the hallway to the first floor accommodation. A spacious first floor landing has a rear facing Velux style roof window and doors to bedroom 1, bedroom 2 and the office. Three double fitted cupboards providing useful storage.

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

Bedroom 1

3.92 m x 3.05 m

Double bedroom with side facing window and front facing Velux style roof window. Wooden fire surround with tiled backing and hearth. Built-in cupboard with fitted shelving.



Bedroom 2

4.00 m x 2.98 m

Double bedroom with front facing Velux style roof window giving views between the properties opposite towards the Marina.



Office **3.05 m x 2.59 m**
An L-shape room with side facing Velux style roof window. Ceiling hatch allowing access to the loft space. Sliding door to the toilet.

Toilet
Fitted with a white toilet.

Store Room **3.12 m x 2.92 m**
Side facing window. Most recently used as a store/hobby room but providing space for possible use as a large double bedroom. Wall mounted gas central heating boiler. Wooden exterior door giving access to the external staircase at the rear of the property.



OUTSIDE
A small courtyard lies to the west side of the property with drying lines and a garden store. An enclosed garden area lies to the east side of the property which is laid in concrete and paving providing a super spot for alfresco dining. Steps leading up to the wooden door in the store room.



SERVICES

Mains water, electric, gas and drainage.

ITEMS INCLUDED

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

Council Tax

The property is registered as band B

EPC Banding

EPC= E

Viewing

Contact our Buckie Office on 01542 833255 to see the virtual tour or to arrange a viewing appointment.

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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