

# STEWART & WATSON

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**6 CHURCH STREET**  
**FINDOCHTY, AB56 4PW**



### *Traditional Semi-Detached Dwellinghouse*

- Elevated residential cul-de-sac boasting exceptional sea views
- Spacious accommodation with D.G & gas C.H
- Hallway, Lounge, Sittingroom, Dining Kitchen, Utility
- Toilet, Bathroom & 4 Double Bedrooms.
- Enclosed rear garden. Driveway. Garden Store.

***Offers Over £220,000***  
***Home Report Valuation £220,000***

**[www.stewartwatson.co.uk](http://www.stewartwatson.co.uk)**

**TYPE OF PROPERTY**

We offer for sale this traditional, Grade B Listed semi detached dwellinghouse, which is situated at the end of a quiet cul-de-sac in a popular and much sought after location in the picturesque coastal village of Findochty. The property enjoys a prime elevated site boasting exceptional views over the East beach, rugged coastline and across the Moray Firth. This home offers spacious, well appointed accommodation over two floors and benefits from full double glazing and mains gas central heating (new boiler installed March 2019), a modern selection of units have been fitted in a dining kitchen, a white suite fitted in the bathroom and many of the internal doors have been upgraded. The decor is neutral and all fitted floorcoverings, curtains, window blinds and lightfittings will remain, leaving this home in a move in condition.

**ACCOMMODATION**

**Hallway**

Enter through glass panelled exterior door into the hallway, which has doors leading to the lounge/bedroom 5

and the sittingroom. The staircase gives access from this area to the first floor accommodation.

**Sittingroom**

**4.92 m x 3.63 m**

Double aspect room with front and side facing windows. Tiled fireplace and hearth with electric fire. Recessed display alcove with cupboard fitted below. Doors to the hallway and inner hallway.



**Inner Hallway**

This area has doors to the sittingroom, bedroom 4, dining kitchen, porch and cloakroom toilet. Built-in understair cupboard.

**Bedroom 4**

**3.75 m x 3.08 m**

Double bedroom with rear facing window, into the porch. Large shower cubicle with wetwall panelling.



### Dining Kitchen

3.15 m x 3.03 m

Double side facing window. Fitted with a modern selection of base and wall mounted units in a white coloured shaker style finish with pale wood effect countertops and co-ordinating midwall panelling. Features of the kitchen include soft closers, deep pan drawers and plinth lights. Integrated electric hob, oven, microwave, extractor hood and fridge. Sink and drainer unit with mixer tap. Built-in larder cupboard with fitted shelving.



### Toilet

Side facing window. Fitted with a white suite comprising of toilet and wash-hand basin. The wash-hand basin is inset into a vanity unit with double cupboard fitted below. Wall mounted mirrored bathroom cabinet.



### Porch

Rear facing window. This area has doors to the inner hallway and the utility room. Glass panelled exterior door giving access to the rear garden.

### Utility Room

3.95 m x 3.22 m

Spacious room with double rear facing window. Fitted with a modern selection of base units in a white coloured, shaker style finish with pale wood effect countertops. Sink and drainer unit with mixer tap. Splashback panelling. Wall mounted gas central heating boiler.



### Lounge/Bedroom 5

4.95 m x 3.24 m

Front facing window. Most recently used as a lounge but provides space for use as a ground floor double bedroom. Fyfe stone fireplace with tiled hearth and electric fire. Two recessed display alcoves each with double cupboards fitted below.



**Staircase**

A carpeted staircase with wooden banister allows access from the entrance hallway to the first floor accommodation. The first floor landing has a rear facing window and doors leading to the bathroom and the 3 first floor bedrooms. Double built-in cupboard with fitted

shelving. Two fitted storage cupboards. Built-in cupboard housing the hot water tank.

**Bedroom 1**

**4.92 m x 3.28 m**

Spacious, double size, double aspect room with front and rear facing windows.



**Bedroom 2**

**3.88 m x 2.98 m**

Double bedroom with front facing window. Double built-

in wardrobe with fitted shelving and hanging rail. Ceiling hatch allowing access to the loft space.



### Bathroom

2.38 m x 1.69 m

Large rear facing window. Fitted with a white suite comprising of toilet, wash-hand basin and bath with shower fitment above. Fitted bathroom furniture in a

white gloss finish providing storage below the wash-hand basin and enclosing the cistern. Wetwall splashback panelling.



### Bedroom 3

3.60 m x 3.07 m

Double bedroom with front and side facing windows. Built-in cupboard with fitted shelf and hanging rail.



### OUTSIDE

A paved/concrete drive at the side of the property provides off road parking. The garden area to the rear of the property is mainly enclosed and from its elevated position enjoys exceptional views over the rooftops of the properties below towards the East Beach and across the Moray Firth. Steps lead up to an area laid in grass with established shrub borders. Garden store.





### 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 C

### EPC Banding

EPC= D

### 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](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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