

# STEWART & WATSON

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**133 SEATOWN  
CULLEN, AB56 4SN**



### *Traditional End Terrace Dwellinghouse*

- Sought after area of picturesque seaside town.
- Spacious accommodation with gas C.H
- Lounge, First Floor Sittingroom with wood burning stove
- Fitted Kitchen, Bathroom & possible 3 Bedrooms.
- Ideal holiday cottage close to beach and harbour.

***Offers Over £190,000***  
***Home Report Valuation £190,000***

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## 133 SEATOWN, CULLEN. AB56 4SN

### TYPE OF PROPERTY

We offer for sale this traditional end terrace dwellinghouse, which is situated in the picturesque and highly sought after Seatown area in the coastal town of Cullen. The property is conveniently placed close to the small harbour, sandy beach and is only a short walk from the challenging 18-hole links golf course. The charming, Grade C Listed property has been upgraded over the years and now benefits from mains gas central heating and a wood burning stove. This charming home offers spacious, well-appointed family accommodation over two floors with an abundance of features. This property would be ideal for those seeking a home in a popular seaside town, people with an interest in water sports or golfing breaks or for those looking for a holiday home close to the sea and links golf courses. The property is furnished and many items of furniture,

furnishings and appliances within the property can be made available for sale by separate negotiation.

### Hallway

Enter through substantial wooden exterior door into the hallway, which has doors to the lounge and bedroom 1. Traditional wooden wall linings to dado height. The staircase gives access from this area to the first floor accommodation.

### Lounge

**4.14 m x 3.28 m**

Front facing window. Wooden fire surround, traditional cast-iron fireplace with decorative tiled inset and slate hearth. Recessed former Bunan bed area with lighting and fitted shelving now used as a library display area. Wooden wall linings to dado height. Doors to the hallway, kitchen and dining room.



### Dining Room

**2.74 m x 2.62 m**

Rear facing window. Presently used as a dining room but providing space for an additional ground floor bedroom. Built-in cupboard with fitted shelving.



### **Kitchen**

**3.99 m x 2.43 m**

Front facing window. Fitted with a modern selection of base and wall mounted units in a white coloured finish with

contrasting granite effect countertops. Integrated electric hob, oven and extractor hood. Sink and drainer unit with mixer tap. Splashback wall tiling. Floor tiling. Doors to the lounge and the side hallway.



### **Side Hallway**

This area has doors to the kitchen and bathroom. Built-in utility cupboard with plumbing for washing machine. Wooden exterior door allowing access to the front of the property. Floor tiling. Ceiling hatch allowing access via pull down ladder to the loft space (the central heating boiler is located within the loft space).

### **Bathroom**

**2.64 m x 1.40 m**

Fitted with a white suite comprising of toilet, wash-hand basin and bath with shower fitment above. Splashback wall tiling. Heated towel ladder radiator. Floor tiling.



### **Bedroom 1**

**4.20 m x 3.32 m**

Double size, double aspect room with front and side facing windows. Wooden fire surround, traditional cast-iron fireplace with decorative tiled inset and tiled hearth.



### **Staircase**

Staircase with wooden banister allows access from the entrance hallway to the first floor accommodation. **The first floor accommodation has some coombed ceilings and measurements are given at widest points.**

### **Family Sitting Room**

**8.27 m x 4.46 m**

A fantastic open plan family sitting room/entertaining space with 2 front facing windows and a rear facing roof skylight window. Feature exposed stonework, recessed fireplace with wood burning stove set on a stone hearth. Exposed ceiling beams. Door to bedroom 2.





**Bedroom 2**

**4.21 m x 2.71 m**

Double bedroom with front facing window. Exposed ceiling beams.



**OUTSIDE**

Small strip of path at the front of the property.

**SERVICES**

Mains water, electric, gas and drainage.

**ITEMS INCLUDED**

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

**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](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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