

STEWART & WATSON

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19 SOUTH CASTLE STREET
CULLEN, AB56 4RT



Traditional Detached Dwellinghouse

- Popular residential area close to town centre & schools
- Spacious accommodation. Part D.G & gas C.H
- Hallway, Lounge, Dining Kitchen, Utility Room,
- Bathroom, Shower Room, Boxroom & 4 Bedrooms.
- Large enclosed rear garden with extensive outbuildings.

Offers Over £140,000
Home Report Valuation £140,000

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19 SOUTH CASTLE STREET, CULLEN, AB56 4RT

TYPE OF PROPERTY

We offer for sale this traditional detached dwellinghouse which is situated in a quiet and popular residential area on the upper part of the coastal town of Cullen. This grade C listed property is conveniently placed for the town centre, local shops and schools. The property offers spacious family accommodation over two floors and benefits from partial double-glazing and mains gas central heating being installed but would benefit from additional works being completed. Lovely views towards the former railway viaducts and Moray Firth can be appreciated from the first

floor bay windows. Any fitted floorcoverings and window blinds within the property will remain and are included in the sale price.

ACCOMMODATION

Hallway

Enter through substantial wooden exterior door into the hallway which has doors to the lounge and kitchen. Front facing window. The staircase gives access from this area to the first floor accommodation. Purpose built cupboard housing the electric meter.



Dining Kitchen

8.08 m x 3.69 m

A spacious L-shaped, open plan kitchen/dining room with two rear facing windows. Fitted with a selection of base and wall mounted units with rolltop worksurfaces. Inset sink and drainer unit with mixer tap. Doorway to the utility room. Door to bedroom 3.



Bedroom 3

4.74 m x 3.53 m

Extremely spacious double size bedroom with front and rear facing windows. Large walk-in cupboard with fitted shelving.



Utility Room

2.89 m x 1.43 m

Rear facing window. Fitted base unit with work surface above. Plumbing for washing machine. The gas meter is located in the base unit. Door to the bathroom. Wooden exterior door to the rear garden.

Bathroom

2.84 m x 1.39 m

Side facing window. Fitted with a white suite comprising:- toilet, wash-hand basin and bath.



Lounge

4.80 m x 3.79 m

Front facing window.



Staircase

A sweeping staircase with wooden banister allows access from the entrance hallway to the first floor accommodation. The landing has a front facing Velux style roof window and doors to the shower room, bedroom 1, bedroom 2 and to the study/bedroom 4. Three fitted cupboards with fitted shelving. Walk-in cupboard with rear facing roof skylight, hangingrail and wall mounted gas central heating boiler.

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



Bedroom 1

4.43 m x 3.66 m

Spacious double size bedroom with front facing bay window.



Bedroom 2

4.45 m x 3.73 m

Spacious double size bedroom with front facing bay window.



Shower Room

2.40 m x 2.04 m

Front facing Velux style roof window. Fitted with toilet, wash-hand basin and shower cubicle.



Boxroom/Bedroom 4

2.40 m x 1.90 m

Front facing Velux style roof window.



The view towards the Moray Firth from the first floor bay window.

OUTSIDE

Double wooden gates at the side of the property allow car access to a driveway and rear garden. An extensive garden lies to the rear of the property which is fully enclosed. Outside tap.



Outbuildings

Various outbuildings providing useful storage, workshop and garage facilities.



SERVICES

Mains water, electric, gas and drainage.

ITEMS INCLUDED

Any fitted floor coverings and window blinds within the property will remain.

Council Tax

The property is registered as band D

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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