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LAW PRACTICE

23a Seafield Street Cullen

£95,000 sold

Property summary

Cullen is a picturesque and sought-after coastal town on the Moray Firth, renowned for its sandy beach, small harbour, and historic viaduct. The town offers a challenging 18-hole links golf course designed by Old Tom Morris, numerous coastal walks including the restored Castle Hill viewpoint with panoramic views across the bay, and a thriving community with local shops, cafes, convenience stores, and medical facilities. The Cullen Community Centre on Seafield Road houses the local library and hosts regular activities, while a surf school and beachside sauna offer further activities. Families are well served by Cullen Primary School, with secondary education at Buckie High School and private schooling available at Gordonstoun. Keith train station is around 20 minutes by car, while Elgin train station is approximately 30 minutes, both providing direct rail links to Aberdeen and Inverness. Aberdeen and Inverness airports are within one hour and 20 minute drive.

Full details

Cullen has a thriving holiday rental market, making 23a Seafield Street equally suited to those looking for a coastal home or those seeking an investment property with letting potential.

23a Seafield Street is a first floor flat occupying the corner position on the top floor of what is thought to be one of the oldest buildings in Cullen. This Grade B listed property sits in a central location overlooking Cullen Square, with the sea visible on the approach to the town. The flat has been modernised throughout and is presented in neutral décor. The accommodation comprises a hallway, lounge open plan to a newly fitted kitchen, two bedrooms, and a modern shower room. The property benefits from double glazing and gas central heating.

The property is accessed via an external staircase at the rear of the building. An exterior door leads into the communal entrance, which is shared with 23b. The entrance features timber panelling. The entry door to 23a is on the left.

The door from the communal entrance opens into the hallway, which provides access to the living room, shower room, and both bedrooms. A ceiling hatch allows access to the loft space.

The hallway leads along to the open-plan kitchen and living area. A side-facing window overlooks Cullen Square. The room features a traditional style fireplace with tiled hearth. The newly fitted kitchen has a rear-facing window and is equipped with a selection of base and wall-mounted units. Integrated appliances include a gas hob, electric oven and extractor hood. The gas central heating system, with a combi boiler installed in December 2024, serves radiators throughout.

Type: Flat

Availability: Sold

Bedrooms: 2

Bathrooms: 1

Reception Rooms: 1

Parking: On Road Parking

Outside Space: Shared Garden

Council Tax Band: A

The principal bedroom has a window providing ample natural light and offering views along Seafield Street and across Cullen Square. The second bedroom has a front-facing window out to Cullen Square. The modern shower room has a rear-facing window and is fitted with a white suite comprising toilet, wash-hand basin, and shower. A built-in cupboard provides shelving.

Outside, an enclosed communal garden lies to the rear of the property, with an area laid to grass and a low-maintenance section finished in stone chips. Wooden gates allow access to the side and onto Cullen Square. The property has an allocated shed and shared use of the former washhouse within the communal garden.

Living Room:	3.32m x 3.19m
Kitchen:	2.91m x 2.25m
Bedroom 1:	4.33m x 2.93m
Bedroom 2:	2.98m x 2.92m
Shower Room:	2.24m x 1.45m

Important Information

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 must satisfy themselves by inspection or otherwise, as to the accuracy of each of the statements contained within these particulars. No warranty is provide for the kitchen appliances which will remain.

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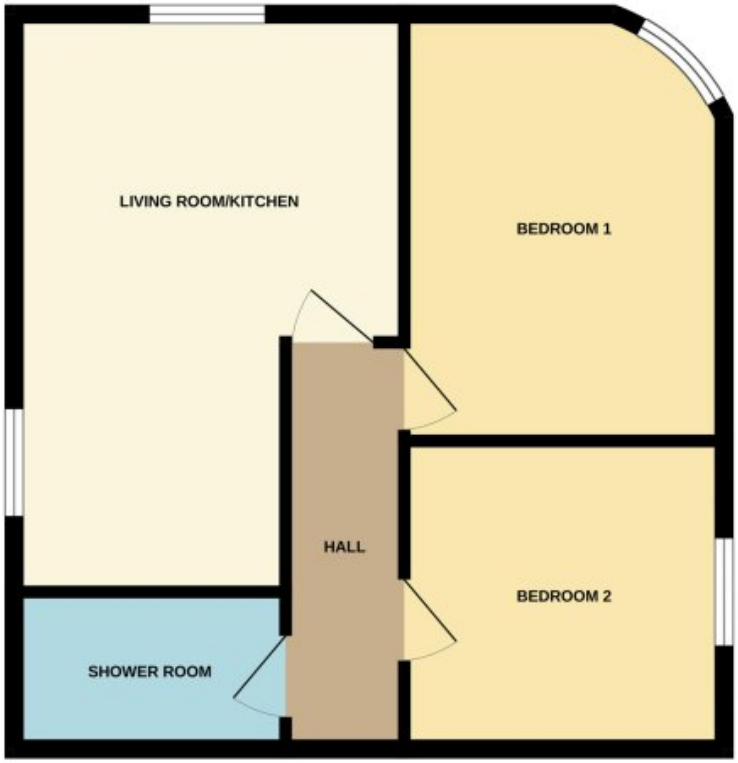
GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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