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LAW PRACTICE

32 Seafield Street Cullen

£300,000 offers over

Property summary

Category B Listed Three Storey Townhouse & “Sandyford” Annex

Townhouse consisting of 3 Bedrooms * 2 Bathrooms * Large Open Plan Family/Dining/Kitchen * Living Room * Utility * Cloakroom.

Sandyford currently operates as an holiday let and is a self-contained 1 Bedroom Flat with Living Room * Double Bedroom * Bathroom * Kitchen.

Large Rear Garden with Office/Summerhouse

Council Tax Band Currently E, EPC Band D

Offers Over £300,000

As of November, 2026 32 Seafield Street has undergone a program of upgrading with new and efficient high-capacity storage heaters installed as well as room-in-roof insulation which has been double-layered to enhance heat retention. The heating now runs on a night tariff (economy 7) and is fully remote-controlled. Secondary-glazing has now been installed throughout the home. An update EPC has been prepared reducing the EPC rating to Band D.

Conveniently located in the town centre is this Category B Listed three storey end terraced townhouse with separate annexe currently used as a holiday let. The property has undergone a programme of upgrading and is in walk-in condition. A large rear garden has the benefit of an office/summerhouse with power, light and heating. The property retains traditional features throughout including panelled doors, wood panelling, decorative coving and a wooden staircase with spindles and curved handrail.

Cullen has a rich and diverse range of services and amenities and is a haven for arts, cultural and social events, antique centres, independent vintage shops and an architectural salvage yard. The town has a unique charm with good day to day amenities and is home to the world-famous Cullen Skink as well as an 18-hole links golf course. The town has a nursery and primary school with secondary schooling found at Buckie High and Keith Grammar. Cullen is also served by a post office, medical centre and community centre/ library. Elgin, Aberdeen and Inverness are all within easy commuting distance whilst train stations at Keith and Elgin provide direct links to Aberdeen and Inverness. Buckie and Elgin offer major supermarkets, a good selection of independent shops, sporting and recreational facilities.

Full details

Type: End Of Terrace House

Availability: For Sale

Bedrooms: 4

Bathrooms: 4

Reception Rooms: 3

Parking: On Road Parking

Outside Space: Rear Garden

Council Tax Band: E

The accommodation which is spread over three floors comprises on the ground floor: living room, utility and cloakroom; on the first floor open plan living room, dining, kitchen, principal bedroom with ensuite; on the second floor, shower room, and 2 further double bedrooms. Sandyford is a self-contained flat on the ground floor which consists of a living room, double bedroom, kitchen and bathroom. All fitted floor coverings, curtains, blinds and light fitments are to be included in the sale.

Entering via a wooden door with glazed panel above into the vestibule which opens via a glazed door into the hall, which in turn accesses the inner hall via a sliding door, an external door out to the garden and the carpeted staircase to the first floor. The inner hall accesses the ground floor living room and the cloakroom. The ground floor living room was once the town's sweetie shop and has a large window to the front. The utility room is accessed from the living room.

The staircase leads up to the first floor landing which has a front facing window and accesses both the open plan living area and principal bedroom. The open plan living room, dining area and kitchen is a dual aspect space flooded with natural light. The room living area has a stone fireplace housing a wood burner. The modern handless kitchen has ample base and wall mounted units with contrasting worktop and upstands. Integrated appliance include an electric oven, hob with extractor above, dishwasher and fridge freezer. A large walk-in pantry cupboard offers further kitchen storage.

The principal bedroom has a window to the front and has the benefit of a large ensuite shower room with white three piece suite consisting w.c, handbasin and shower cubicle with mains shower. Within the ensuite is large storage cupboard.

The staircase to the second floor has a half landing accessing the shower room, consisting of a white three piece suite. Up on the second floor are two further bedrooms. Bedroom 2 is large room with dual aspect roof windows and a built-in cupboard. Bedroom 3 has a bay window to the front offering views down Seafield Street to the Moray Firth.

Sandyford is a ground floor one bedroom flat which the current owners utilise as a holiday let. The flat current has an 80% occupancy rate. The flat is accessed via Seafield Street into a vestibule which leads in the dual aspect lounge which has ample space for both living and dining furniture. The large double bedroom is front facing and offers wardrobe space. The bathroom is fitted with a three piece white suite with electric shower over the bath. The kitchen overlooks the rear garden and is fitted with an electric slot-in cooker, washing machine and dishwasher. Two pantry cupboard offer storage within the kitchen. The kitchen opens to a dedicated covered garden space for the flat which in turns leads to the exterior door of the main house.

Steps lead up to the garden which is laid to pathways, a patio and well stocked flower beds. Within the garden is the office or summer house which has heating, power and light. A timber

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shed provides garden storage. The garden has a lovely patio area with fixed pergola. Gates from the garden lead to the lane which runs between Seafield Street and South Castle Street.

Ground Floor		1st Floor		Second Floor	
Living Room	4.00 x 3.10m	Open Plan Living	6.20 x 6.50m	Bedroom 2	3.53 x 6.50m
Utility	3.75 x 1.50m	Bedroom 1	3.70 x 3.20m	Bedroom 3	3.53 x 3.20m
WC	1.46 x 1.07m	Ensuite	2.20 x 3.20m		
Annex					
Living Room	6.18 x 3.45m				
Kitchen	2.00 x 3.26m				
Bedroom	4.10 x 2.50m				
Bathroom	1.80 x 1.98m				

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.

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GROUND FLOOR



1ST FLOOR



2ND 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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