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LAW PRACTICE

9 Sea Street Cullen
£115,000 offers over

Property summary

End Terraced One Bedroom Bungalow with Front & Rear Gardens, Drive and Large Outbuilding

Council Tax Band Currently A, EPC Band D

Offers Over £115,000

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

Conveniently located close to the town centre this one bedroom end terrace bungalow is in walk-in condition. The home has both front and rear gardens, as well as a driveway and a large outbuilding with power and light. The accommodation comprises hall, living room, kitchen, shower room and double bedroom. All fitted floor coverings, curtains, blinds and light fittings are to be included in the sale.

Entering via a uPVC door into the carpeted hall which accesses the living room, shower room and bedroom. Storage is provided in the hall with two deep shelved cupboard. A glazed door accesses the living room which is a bright dual aspect room. The free standing electric fire and surround will remain. The living room is finished with a fitted carpet and has doors to both the kitchen and the rear vestibule. The rear vestibule provides access to a further large shelved cupboard and a uPVC exterior door leading to the rear garden.

The kitchen is accessed via a glazed door from the living room and is fitted with a good selection of base and wall mounted units with wood effect worktop and splashback. The kitchen benefits from a built-in seating area matching the worktops. Integrated appliances include a fridge and gas oven with extractor above. The washing machine will also remain. A white 1 ½ sink with drainer and mixer tap sits under the window overlooking the rear garden. A shelved cupboard houses the boiler. The kitchen is finished with laminate flooring.

Type: Terraced Bungalow

Availability: For Sale

Bedrooms: 1

Bathrooms: 1

Reception Rooms: 1

Parking: Driveway

Outside Space: Front Garden, Rear Garden

Council Tax Band: A

The shower room comprises, wc with enclosed cistern, handbasin with cupboard below and shower cubicle with mains shower. The shower room is tiled with vinyl flooring. The shower room is finished with a chrome towel rail, wall mounted mirror, extractor and usual shower room accessories.

The double bedroom has a window overlooking the rear garden and benefits from built-in wardrobes with hanging rail and shelving and finished with a fitted carpet.

The property sits on a large plot and both the front and rear garden are laid with paving and stone chip for ease of maintenance. A driveway can be accessed at the rear via New View Court. A large outbuilding can be accessed from both the front and rear gardens and has the benefit of power and light. The fridge and tumble dryer will remain. Both sections of the outbuilding have shelving.

Hall	3.80 x 0.90m
Living Room	5.25 x 2.96m
Kitchen	2.40 x 2.80m
Bedroom	3.60 x 2.70m
Shower Room	1.67 x 1.88m

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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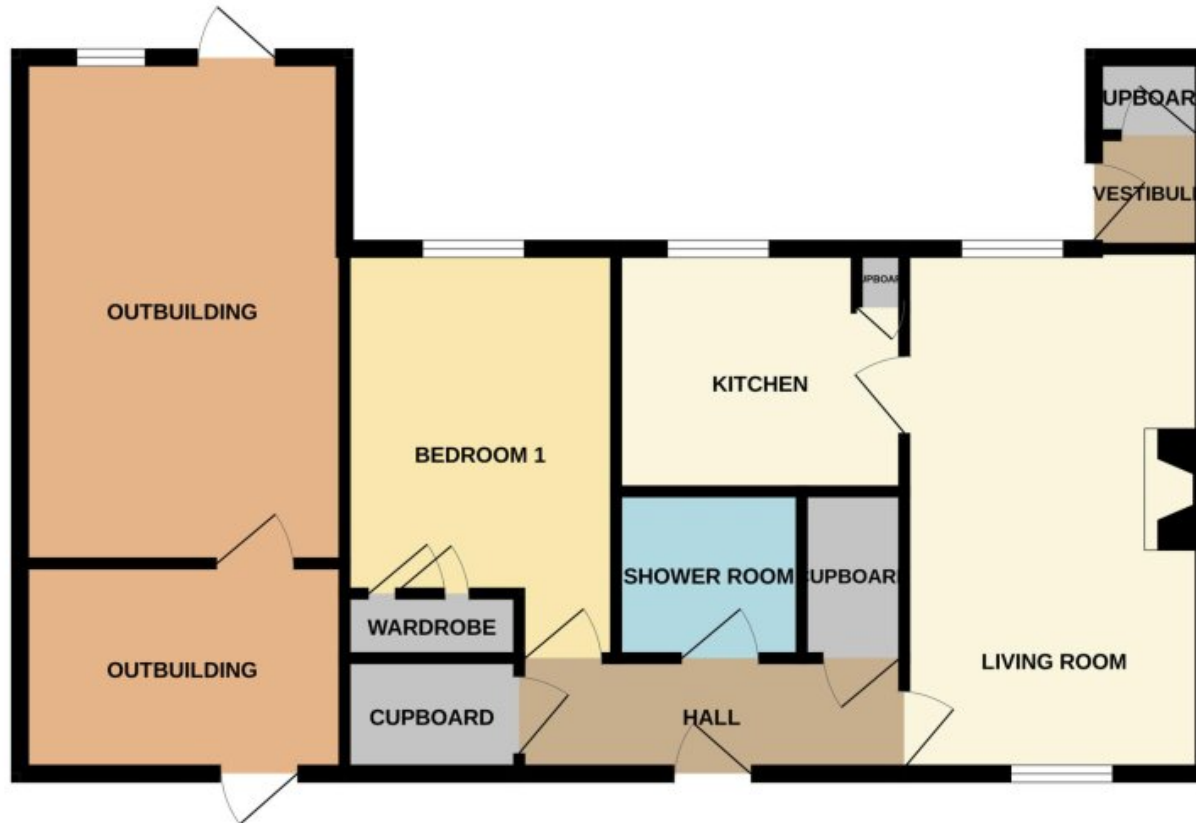








GROUND FLOOR



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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