

9 South Castle Street,

Cullen,

AB56 4RT



Offers Over £240,000

Located within the beautiful coastal town of Cullen is this 'C' Listed 3 Bedroom Semi-Detached Bungalow. The property offers spacious accommodation and benefits from a substantially sized 152fr approx. Rear Garden with views to the rear outwards the Moray Firth.

Features

Extended 3 Bedroom Semi-Detached Bungalow

Deceptively spacious accommodation

Large 152ft approx. Rear Garden with Views towards the Moray Firth

Spacious Floored Attic Space

Detached Garage

Double Glazing

Gas Central Heating



Located within the beautiful coastal town of Cullen is this 'C' Listed 3 Bedroom Semi-Detached Bungalow. The property offers spacious accommodation and benefits from a substantially sized Rear Garden with views to the rear outwards the Moray Firth.

Accommodation comprises a Hallway, Lounge, Inner Hallway, a spacious and modern fitted Kitchen / Diner, 3 Double Bedrooms with Jack 'n' Jill En-Suite Shower Room to Bedrooms 1 & 2, and a modern Bathroom suite with separate Shower Cubicle.

Entrance to the Property is via front door with single glazed frosted window leading to:

Hallway

Recessed ceiling led lighting
Single radiator
Fitted carpet

Doors from the Hallway lead to the Lounge and Bedroom One

Lounge – 13'7" (4.13) x 13' (3.96) plus door recess

Ceiling light fitting
Double glazed sash design window to the front with meter box cupboard beneath
2 double radiators
Recessed shelved alcove
Tiled hearth with space to accommodate a free-standing electric stove
Fitted carpet

A glazed door leads through to the Inner Hallway, which in turn provides access to the Kitchen, Bedrooms 2 & 3, and the Bathroom.

Inner Hallway – 16'9" (5.10) x 8'10" (2.69) max narr to 3'3" (0.99)

The hallway provides access to the Lounge, Kitchen, Bedrooms 2 & 3, and the Bathroom areas
Loft access hatch which gives access into the extended roof area of the property
2 ceiling light fittings
Double glazed window to the side
Double radiator
Fitted carpet

A double glazed door leads out to the Garden

Kitchen / Diner – 17'1" (5.20) x 15'7" (4.74)

A stylish and modern fitted kitchen which offers a superb spacious area
Recessed led lighting
Double glazed window to side and 2 to the rear offering views across the rear garden
Double glazed Velux window
Wall mounted cupboards and display cabinets with both internal and under-unit lighting
Fitted base units with quartz design work tops, featuring deep pan drawers and a tall larder design pull-out drawer
Integrated appliances include induction hob, electric double oven, fridge/freezer, dishwasher and washing machine
Single sink with drainer unit and mixer tap
2 dark grey coloured tubular design radiators
Space to accommodate a dining table
Wood styled flooring

Bedroom One – 12'8" (3.86) x 10'3" (3.12) max plus wardrobe space

Accessed from the Entrance Hallway, but can also be accessed via Bedroom 2 as this room is connected via the Jack 'n' En-Suite

Ceiling light fitting

Double glazed sash design window to the front

Double radiator

Built-in single wardrobe and a shelved storage cupboard

Fitted carpet

Jack 'n' Jill En-Suite Shower Room – 6'6" (1.97) max x 3'10" (1.16)

Plastic lined ceiling with light fitting

Double glazed frosted window to the rear

Heated white towel rail

Shower cubicle enclosure with wet wall finish within and mains shower

W.C

Tiled flooring

A door connects with Bedroom 2

Bedroom Two – 9'9" (2.96) max plus wardrobe space x 9'5" (2.86) plus door recess

A loft access hatch fitted with Ramsey ladder leads to a spacious floored loft storage space, this is divided into 3 areas fitted with lighting and a double glazed Velux window offering attractive views.

The room continues with ceiling light fitting

Double glazed window to the rear with cupboard space beneath

Double radiator

Built-in double wardrobe

Fitted carpet

A door leads through to the Inner Hallway

Bedroom Three – 13'8" (4.16) x 8'7" (2.61)

A roomy double bedroom

Double glazed Velux window with remote controlled blind

Double radiator

2 wall mounted bedside lights

Fitted carpet

Bathroom – 8'4" (2.54) max x 7'10" (2.38) max

A modern fitted suite

Double glazed Velux window

Recessed led lighting

Heated

Fitted bath with mixer tap, hand shower fitting and part tiled walls

Quadrant shower cubicle enclosure with electric Mira shower

Fitted vanity unit with recessed wash basin and press flush W.C with concealed cistern

Built-in storage cupboard which houses the hot water tank

Vinyl flooring

Garden – overall depth 152ft deep approx

A large and sunny rear garden which is divided into 2 separate enclosed garden areas. The initial immediate garden measures 67ft deep and is paved and continues with the garden area with a variety of plants and shrubs. A gate at the rear leads through to a further garden area which is mostly gravelled and again featuring a variety of plants and shrubs. This part of the garden offers some lovely rooftop views and out towards the Moray Firth.

Driveway Entrance and Garage with Store Shed

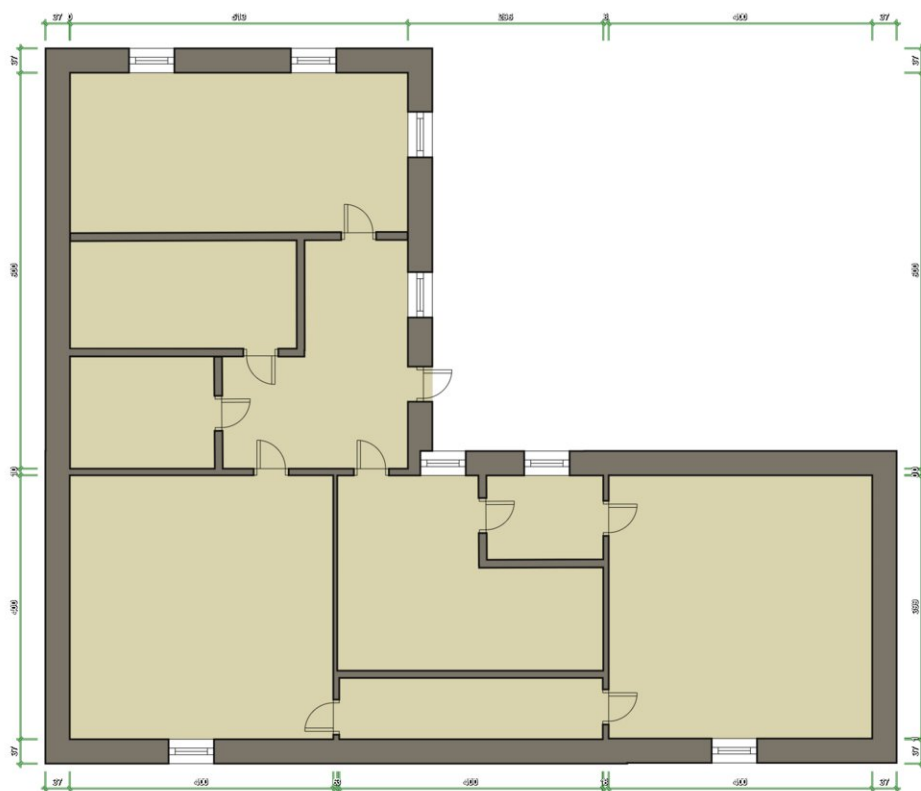
A shared driveway access leads to a Garage fitted with lighting and power and measuring 19'4" (5.89) max x 9'10" (2.99) max

At the rear of the garage there is an attached separate store shed that forms part of the same building and measures 9'11" (3.02) max x 5'11" (1.80)

Note 1

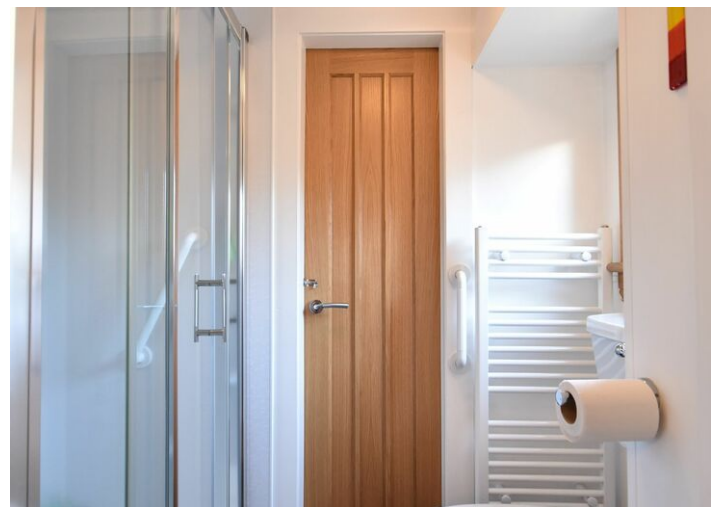
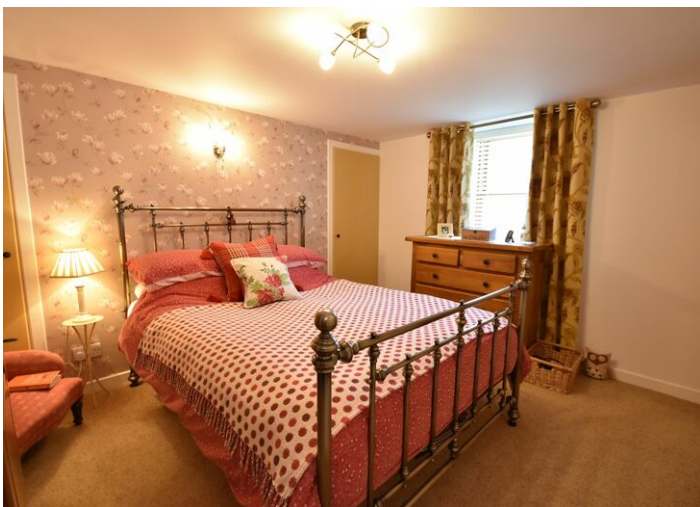
All fitted blinds, floor coverings and light fittings are to remain. Other furniture items can be available by separate negotiation with the owners.

Floorplan

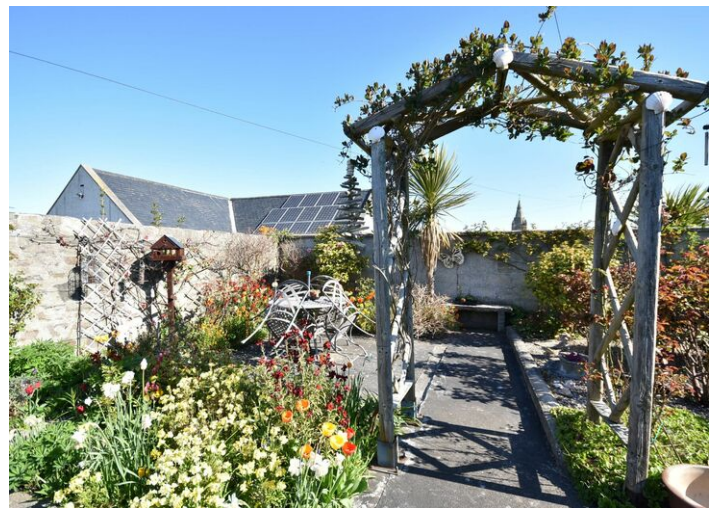


Floor Plans are not drawn to scale. Any measurements, areas, openings and orientation are approximate. No information can be relied upon for any purpose other than offering the potential buyer a layout of the rooms within the property, nor do they form any Agreement or Contract. Parties must rely on their own viewing and we hold no Liability for any error or omission.











Energy Performance Rate

Council Tax Band

Currently D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	54	61
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

Important Notice

These particulars are for information and intended to give a fair overall description for the guidance of intending purchasers and do not constitute an Offer or part of a Contract. Prospective Purchasers and or/lessees should seek their own professional advice.

All descriptions, dimension, areas and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to correctness of each of them.

All measurements are approximate.

Further particulars may be obtained from the selling agents with whom offers should be lodged.

The Agency holds no responsibility for any expenses incurred travelling to a property which is then Sold or Withdrawn from the Market

Notes of Interest

A Note of Interest should be put forward to the Agency at the earliest opportunity.

A Note of Interest however does not obligate the Seller to set a Closing Date on their Property.

Particulars

Further particulars may be obtained from the selling agents with whom offers should be lodged.

Entry

By mutual agreement

Offers

All offers should be submitted in writing in normal Scottish Legal form to the selling agent.

FREE VALUATION

We are pleased to offer a free and without obligation, valuation of your own property. Please call for an appointment.