

154 Seatown

CULLEN, BUCKIE, AB56 4SL



Traditional 3 bedroom detached fisher cottage in a popular seaside location



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154 Seatown Cullen is a traditional 3 bedroom detached cottage situated in the fantastic picturesque and quaint seaside village of Cullen. Located in the quiet, historic, lower Seatown this fantastic cottage is a hop skip and jump to the harbour or a short walk or evening stroll to some of the most amazing beaches, coastal walks that Cullen and the Moray Firth has to offer.

This cottage offers spacious living accommodation over two levels and is presented to the market in a walk-in condition, the present owners have modernized and upgraded with a recent galley kitchen and new shower room. Decorated in a fresh neutral tone the property also benefits from sash and case windows and gas central heating. This fantastic cottage would be an ideal starter home and would suit a professional couple or magnificent holiday home and or investment property with holiday homes demanding high prices in this ever-popular area of the Moray Firth.

THE ENTRANCE



The property consists of a hallway that leads to all accommodation, a large lounge with a multi-fuel fire, recently installed kitchen and shower room with power shower, access to the courtyard from the kitchen, a master bedroom with vanity unit with WC and large wardrobe, a further double bedroom complete the ground floor, a carpeted staircase to the first floor where you have a spacious attic bedroom with another reasonably sized room that has potential for further development as an office or en-suite.

THE LOUNGE



THE KITCHEN



BEDROOM 1



BEDROOM 2



BEDROOM 3



THE BATHROOM



On-street free parking is available immediately to the front of the property. A partially covered walled and secure courtyard is accessed from the street or the kitchen, a fantastic secure space and ideal for storage of bikes, canoes and other sports equipment, also a secure environment for children and pets alike, and some el-fresco dining and outside entertaining.

THE COURTYARD



FLOOR PLAN, DIMENSIONS & MAP



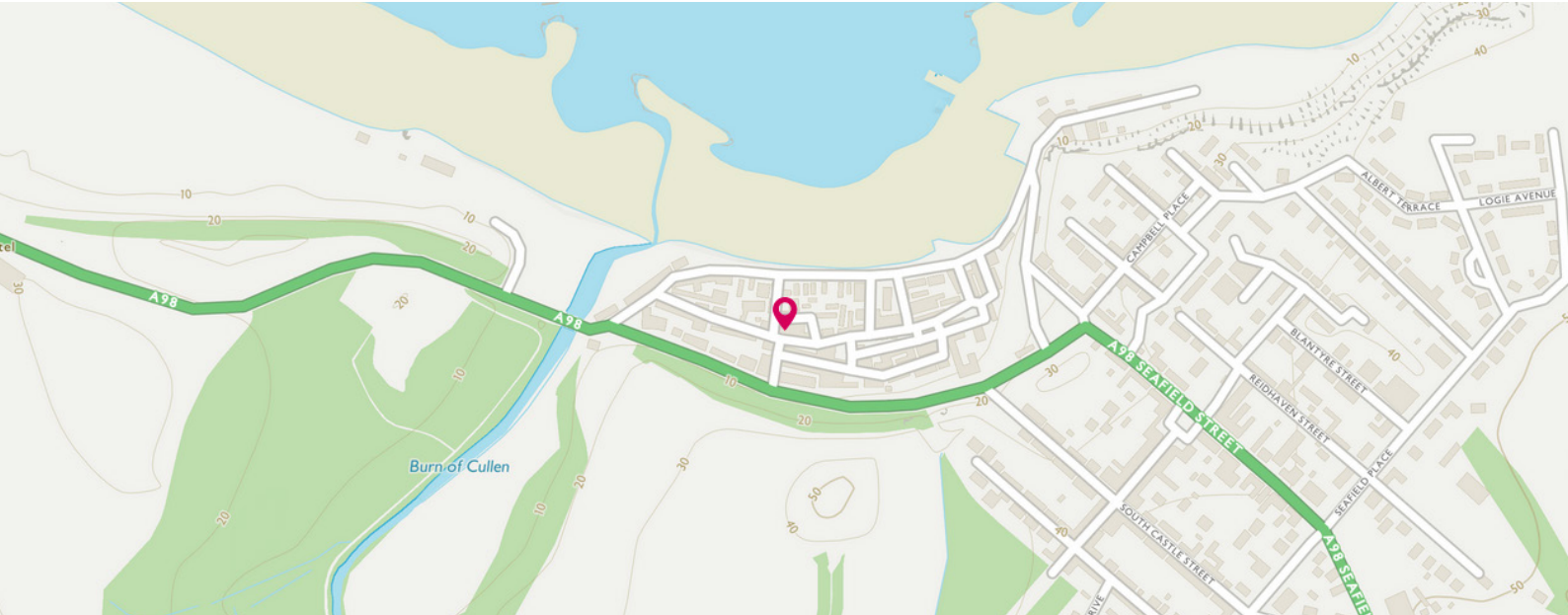
Approximate Dimensions
(Taken from the widest point)

Lounge	4.00m (13'1") x 3.50m (11'6")
Kitchen	4.70m (15'5") x 1.50m (4'11")
Bedroom 1	7.30m (23'11") x 2.40m (7'10")
Office	3.20m (10'6") x 2.40m (7'10")
Bedroom 2	3.90m (12'10") x 2.90m (9'6")
Bedroom 3	3.10m (10'2") x 2.90m (9'6")

WC	1.30m (4'3") x 1.10m (3'7")
Shower Room	3.00m (9'10") x 1.40m (4'7")

Gross internal floor area (m²): 86m²
EPC Rating: E

Extras (Included in the sale): All floor coverings, blinds, curtains, and light fittings. Other soft furnishings and electrical items are by separate negotiation.



THE LOCATION

This amazing property sits right on the coastal footpath of the Moray Firth, you are within minutes to one of the most talked-about beaches on the Moray coast where an abundance of wildlife can be seen, from seals to dolphins and numerous species of birds that frequent this coastline.





Cullen is a historic little place with some spectacular scenery around the town. Its massive viaducts, spectacular beaches, marina, nice tearooms, delicatessens, other eateries and hotels, all add to the appeal of this area, which is frequented by numerous visitors especially during peak seasons.

There are pre-school and primary school facilities with secondary education available in the nearby town of Buckie. There are also numerous leisure facilities nearby with at least three 18 hole links golf courses within 6 miles of this property, one of which is less than a quarter of a mile.

The River Spey and the River Deveron are a short drive from this property and are both renowned for their salmon and trout fishing. The angler is spoilt for choice with numerous rivers, beaches, rugged coastline and local harbours to fish. The nearby town of Buckie, 6 miles to the west, offers all the other facilities that you would need, two major NHS facilities, banking options, restaurants, cafes, pubs, local shops and major supermarkets.

The East Coast bus network operates through Cullen providing regular local and city connections. The East Coast Rail Network operates through Elgin, providing a link to both Inverness and Aberdeen with Keith Railway Station being the nearest link to the town of Cullen approximately 10 miles away.

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Part
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