

202 Seatown

CULLEN, BUCKIE, AB56 4SJ



IMMACULATE TWO-BEDROOM DETACHED
FISHER COTTAGE IN A POPULAR SEASIDE VILLAGE



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





202 Seatown Cullen is a traditional 2 bedroom detached cottage situated in the fantastic picturesque and quaint seaside village of Cullen. Located in the historic lower Seatown this fantastic cottage is a short stroll to the harbour or hop skip and jump to one of the most amazing beaches that Cullen and the Moray Firth is renowned for. This property offers spacious living accommodation over two levels and is presented to the market in impeccable condition. The present owners during their tenure have undertaken a full restoration and modernized with the use of quality tradespeople and materials evident at every turn.

A recent bespoke dining kitchen and new shower room are the latest addition. Decorated in a fresh neutral tone the property also benefits from full double glazing and gas central heating. This undoubtedly would make a fantastic personal holiday home or would suit a professional couple or magnificent investment property with holiday homes and Airbnb's demanding high prices in this ever-popular area of the Moray Firth.





The property comprises a hallway leading to all accommodation. A large bright lounge with dual aspect windows and a recently installed dining kitchen with superior integrated and stand-alone appliances. Access to the side courtyard and patio area is from the kitchen. The spacious master bedroom again with dual aspect windows completes the ground floor. A custom build oak stairway from the lounge leads to the upper floor where there is a further double bedroom and recently installed family shower room. In addition, there are ample storage cupboards throughout the property. The property is protected by Ring, Hive IQ (heating) and fire and carbon monoxide detection is covered by Nest, meaning that security, heating and fire protection are available via smart phone/tablet.



Bedroom 2

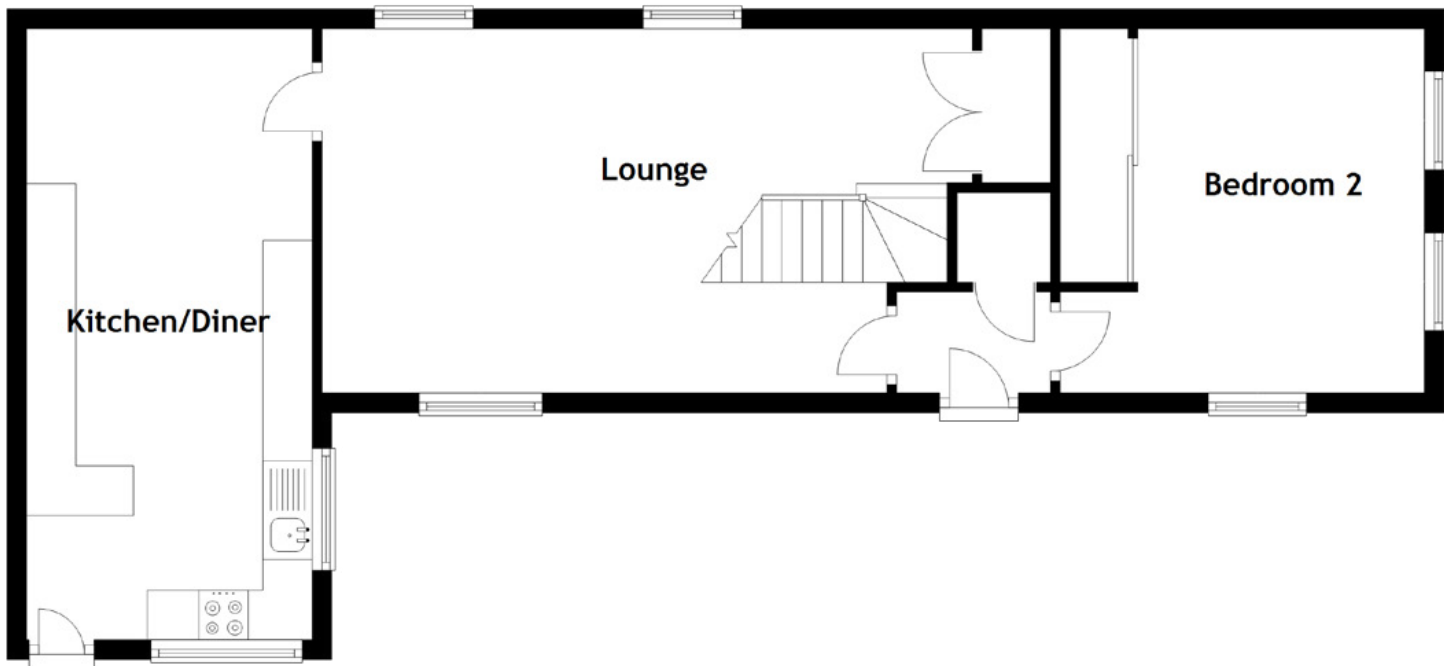
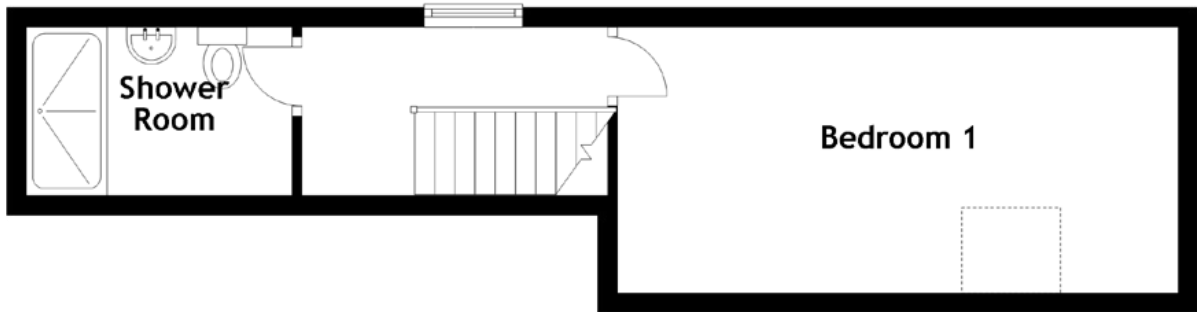




Bedroom 1







Approximate Dimensions
(Taken from the widest point)

Lounge	6.35m (20'10") x 3.70m (12'2")	Shower Room	2.70m (8'10") x 1.70m (5'7")
Kitchen/Diner	6.20m (20'4") x 2.90m (9'6")		
Bedroom 1	5.70m (18'8") x 2.70m (8'10")	Gross internal floor area (m ²): 81m ²	
Bedroom 2	3.70m (12'2") x 3.70m (12'2")	EPC Rating: D	

On-street free parking is available immediately to the front of the property whilst a gated driveway allows for off-street parking which is a rarity in Seatown. A boundary wall provides privacy and provides a safe environment for children and pets alike. The walled courtyard with patio area is accessed from the drive or kitchen and is perfect for some al-fresco dining outside entertaining and relaxing. A small stone outbuilding allows for extra storage.



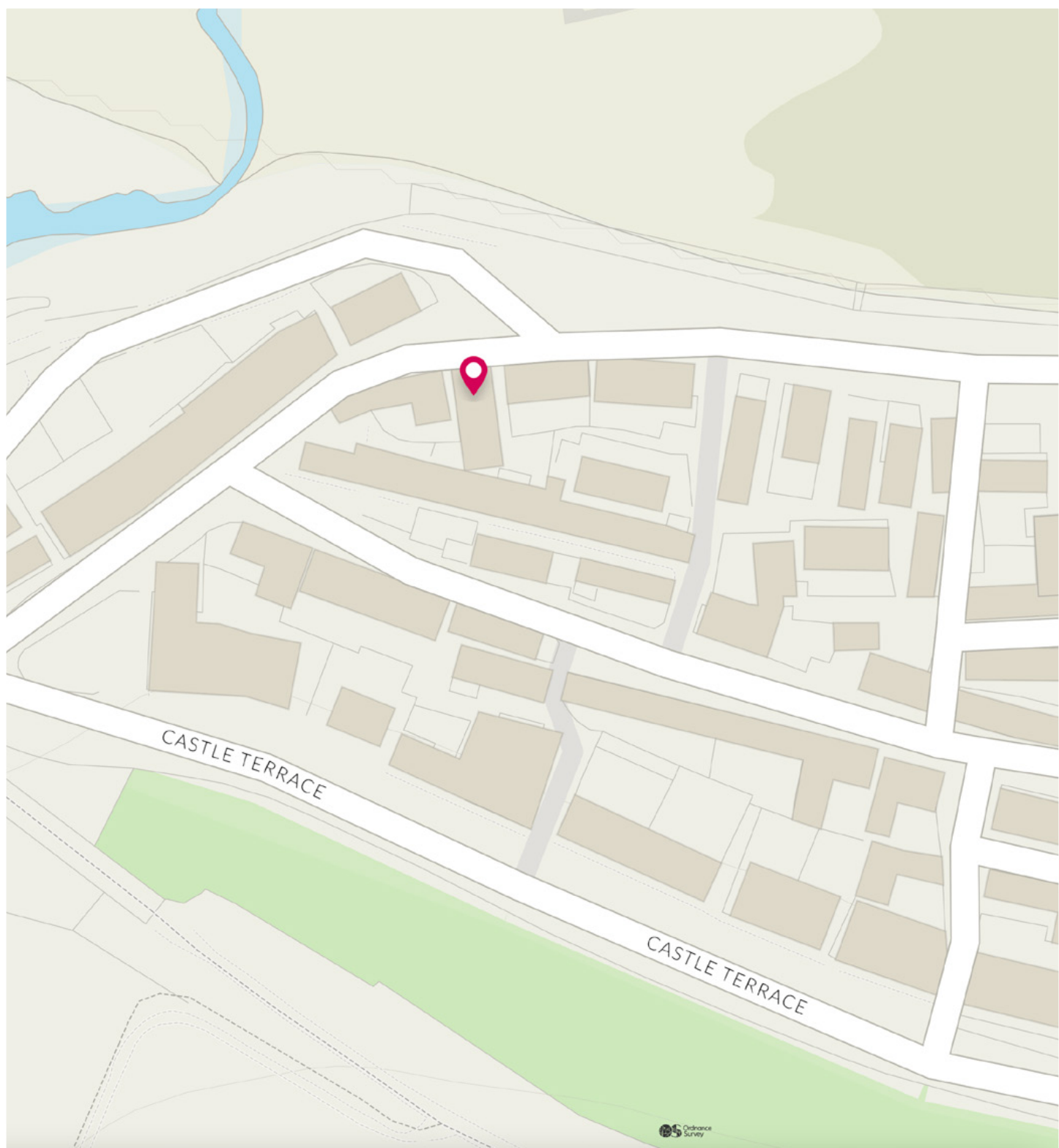


This amazing property sits right on the coastal footpath of the Moray Firth, you are within minutes if not seconds to one of the most talked about beaches on the Moray coast where an abundance of wildlife can be seen, from seals to dolphins and numerous species of birds that frequent this coastline. Cullen is a historic little place with some spectacular scenery around the town and also nearby. With its massive viaducts, spectacular beaches, its own marina, some really nice tearooms, delicatessens, other eateries and hotels which all add to the appeal of this area, and is frequented by numerous visitors, especially during peak seasons. Cullen offers 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 nearby town of Buckie 6 miles to the west offers all the other facilities that you would need, two major NHS facilities, a small hospital, restaurants, cafes, pubs, local shops and major supermarkets. The East Coast bus network operates through Cullen providing regular local and city connections with the East Coast Rail Network operating from 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.

The Location





McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
PETER REID
Area Sales Manager



Layout graphics and design
ALAN SUTHERLAND
Designer

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