



MARINE VILLA, 36-38 CULLEN STREET

portsoy

This superior semi-detached property and the town of Portsoy are located on the coastal footpath of the Moray Firth. Renowned for its relatively mild climate you are a short drive to some of the most talked-about beaches and rugged coastline on the Moray coast, Sandend, Boyndie and Cullen to name but a few, where you can often find yourself completely alone with acres of sand stretching out in front of you, with only the abundance of wildlife that frequent these shores to keep you company, from seals to dolphins and numerous species of birds.

The River Deveron and Spey are a short drive from this property both are renowned for their salmon and trout fishing. The Angler really is spoilt for choice with rivers, beaches, rugged coastline and local harbours to fish. There are also numerous leisure facilities available in the area, including a multitude of immaculate 18 hole golf courses. The Duff House Royal in Banff and the famous Royal Tarlair in Macduff.

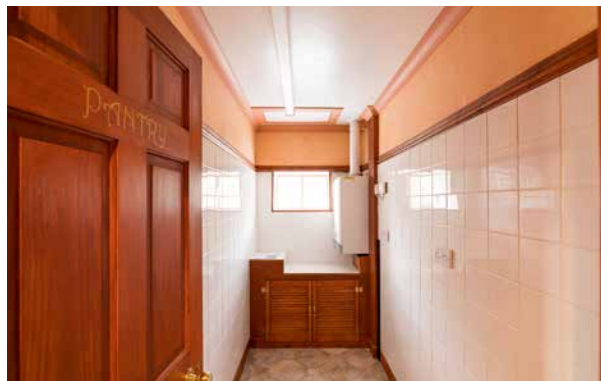


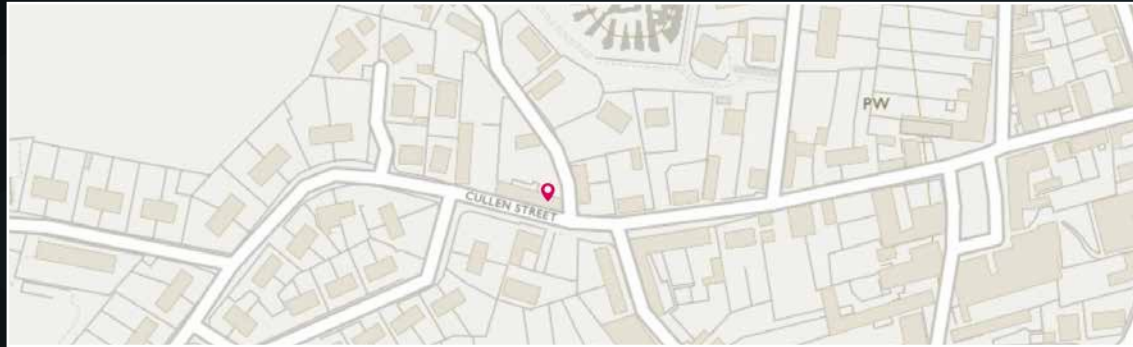
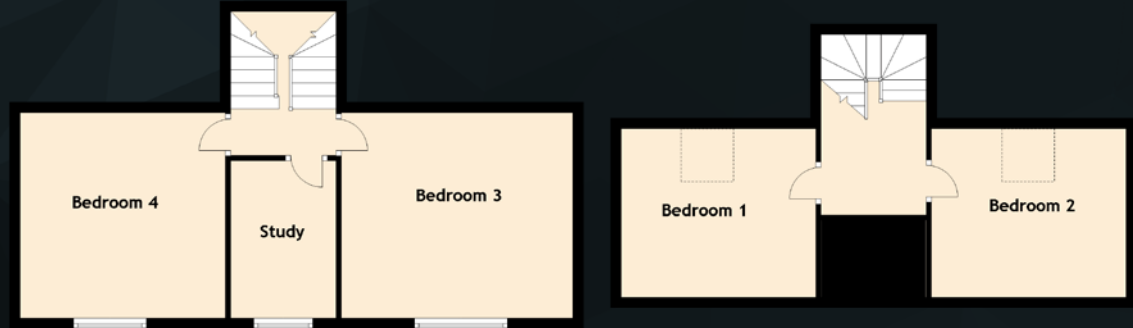
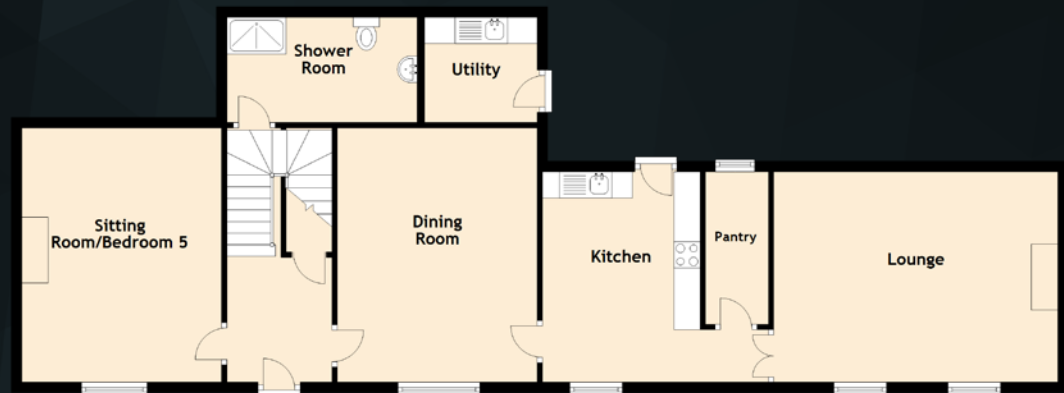
Marine Villa 36 & 38 Cullen Street Portsoy is a listed property of local historical interest, with parts of it dating as far back as the late 17th century, and is situated in a quiet popular residential area of the historic picturesque seaside town of Portsoy. The property offers spacious versatile family living accommodation throughout and is spread over three floors of which the current owners have maintained and upgraded to a fantastic level, retaining some original features where possible with multiple handcrafted fixtures and fittings to complement the property, further benefiting sash and case double glazing, gas central heating with immaculate decor throughout. The property would suit the young family with room to grow or the extended family. Viewing is an absolute must to fully appreciate the size and the standard of the accommodation that is on offer.



The accommodation comprises of a welcoming traditional reception hall, with the main principal rooms on the ground floor level providing flexible accommodation. The spacious formal lounge with a multi-fuel stove, sitting room in the oldest part of the house could be utilized as a fifth bedroom; this has a gas fire. The spacious kitchen is handcrafted and has a multitude of impressive fixtures and fittings with ample storage and work surfaces and adjacent pantry, access to the rear garden and external utility room is from the kitchen. The formal dining room which can comfortably seat ten around a large dining table and completes the ground floor accommodation.

A carpeted staircase with wooden balustrade leads to all upper floors on the half landing you have the family shower room; on the first floor, there is a centrally located box room with a seating area that extends out over the front of the property and would be an ideal small office space. There are two spacious double bedrooms on this floor one of which has fitted wardrobes, on the upper floor there are a further two bedrooms both have large Velux windows and are filled with natural sunlight. In addition, there is ample storage available on all three floors.





Approximate Dimensions
(Taken from the widest point)

GROUND FLOOR

Lounge	5.40m (17'9") x 4.00m (13'1")
Sitting Room/ Bedroom 5	4.50m (14'9") x 3.80m (12'6")
Kitchen	4.00m (13'1") x 3.00m (9'10")
Dining Room	4.40m (14'5") x 3.80m (12'6")
Pantry	2.90m (9'6") x 1.20m (3'11")
Utility	2.14m (7') x 2.00m (6'7")
Shower Room	3.40m (11'2") x 2.00m (6'7")

FIRST FLOOR

Bedroom 3	4.40m (14'5") x 3.90m (12'10")
Bedroom 4	3.90m (12'10") x 3.70m (12'2")
Study	2.99m (9'10") x 2.00m (6'7")

SECOND FLOOR

Bedroom 1	3.70m (12'2") x 3.20m (10'6")
Bedroom 2	3.70m (12'2") x 3.20m (10'6")

Gross internal floor area (m²): 155m²

EPC Rating: E

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

The front of the property is set back from the road with a recently constructed gated boundary wall, the extensive rear garden is accessed from the kitchen or the large double garage and workshop at the rear of the property both of these have power and light with the double garage with electric roller door. The extensive rear garden is bordered by a large boundary wall which is part of the listed property. The extensive rear garden has multiple intertwining paths that lead to several seating areas, the gardens are awash with colour throughout the year with an abundance of mature trees, shrubs, plants and seasonal flowers, and a small orchard is very productive as is the vegetable patch. The garden is also a safe and secure environment for those who have children or pets. The summer house has power and light and is perfect for entertaining, alfresco dining and enjoying the sun. Two large garden sheds that are both wind and watertight will remain.



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