

84 Seatown

CULLEN, BUCKIE, MORAY, AB56 4SL



Exceptional traditional Grade C Listed stone and slate cottage which retains the character and charm of a bygone era circa 1825



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84 Seatown Cullen is a traditional three-bedroom semi-detached cottage situated in the fantastic picturesque and quaint seaside village of Cullen. Located in the quiet 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 and coastal walks that 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 during their tenure have continuously modernized and upgraded the property, which is decorated in a fresh neutral tone and further benefits from double-glazed windows upstairs and in the kitchen extension, and gas central heating. This fantastic cottage would be an ideal starter home or second-home retreat. It would suit families, a professional couple or retirees, while also presenting a magnificent holiday home or investment opportunity with rentals demanding high prices in this ever-popular area.

THE LOUNGE



The property consists of a hallway that leads to all accommodation. There are two principal rooms on the ground floor, a lounge with a multi-fuel fire and a second reception/formal dining room.

THE DINING ROOM



THE KITCHEN



The bespoke dining kitchen to the rear of the property has multiple wall and base-mounted units and access to the courtyard.



THE BATHROOM



A centrally located bathroom with a shower over the bath completes the ground floor.

A carpeted staircase with a wooden balustrade leads to the first floor where there is a spacious master bedroom with purpose-built wardrobes and storage and two further bedrooms.



BEDROOM 1



BEDROOM 2

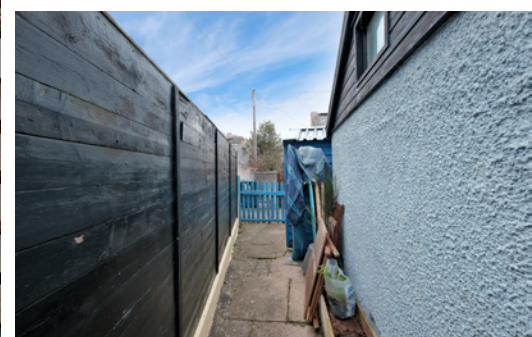


BEDROOM 3

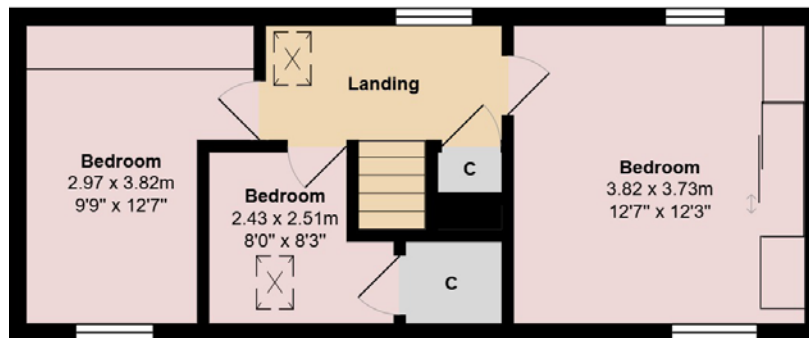
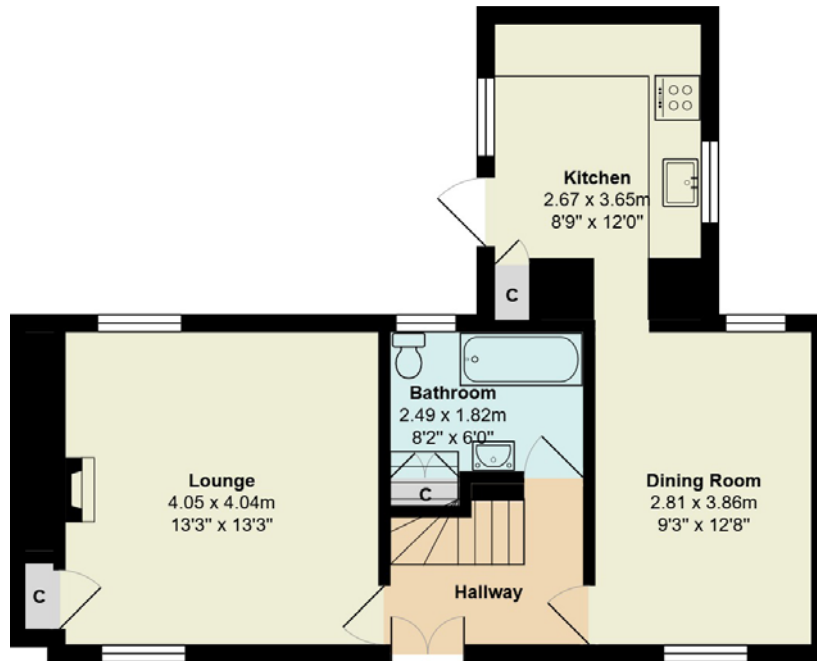


On-street free parking is available immediately to the front of the property. A south-facing gated spacious courtyard is accessed from the side of the property or the kitchen, a fantastic secure space and ideal for storage of bikes, canoes, surf boards and other sports equipment. It is also a secure environment for children and pets alike, some alfresco dining, outside entertaining and enjoying the sun.

EXTERNALS



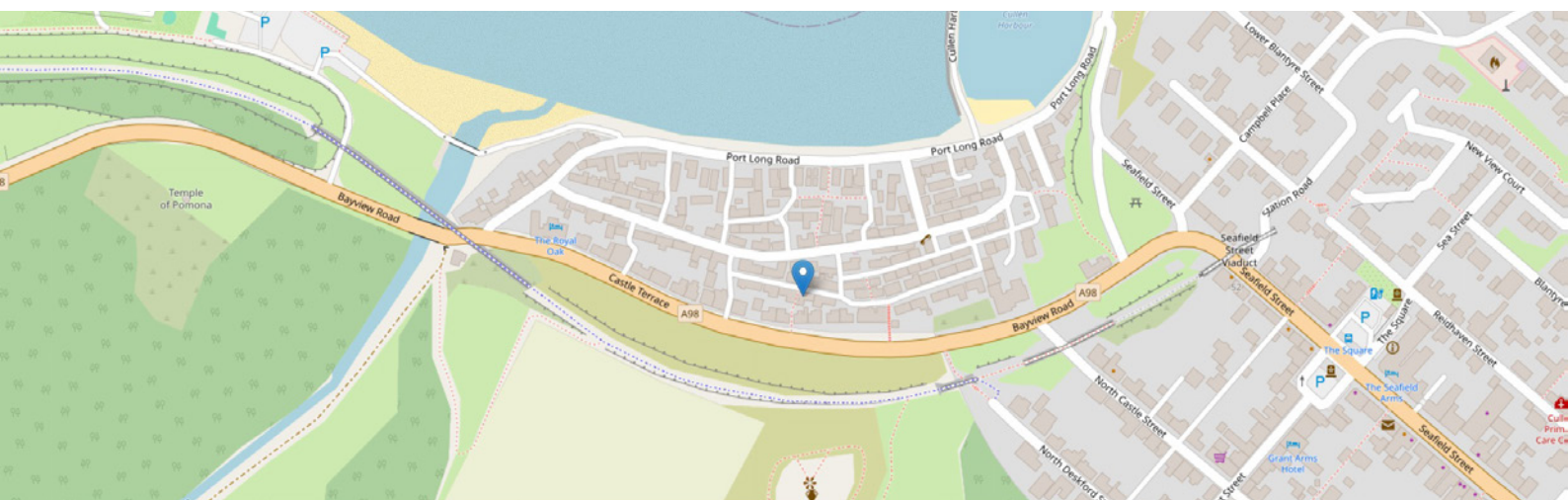
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 92m² | EPC Rating: D

Extras: All floor coverings, blinds, curtains, and light fittings are included in the sale unless otherwise stated.



THE LOCATION

The Royal Burgh of Cullen is renowned for both the beauty of its setting and its rich history, during the Wars of Independence against King Edward I of England. In 1327, King Robert the Bruce's Queen, Elizabeth de Burgh, died at Cullen. Her entrails are said to be buried at the Church in Cullen. Located in the upper part of the picturesque seaside town of Cullen, on the Moray Firth's coastal footpath, you are within a short drive or walk to some of the most talked about beaches on the Moray Coast, where abundant wildlife can be seen, such as dolphins, seals, the occasional whale and the numerous species of birds that frequent this coastline.





Cullen is a historic and charming town on the Moray coast which boasts spectacular scenery in and around the locality. Its features include Cullen House and Church, massive viaducts, a stunning marina and spectacular rugged coastline and beaches. There are some fantastic cafes, eateries and hotels, all of which add to the appeal of the 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 towns of Buckie and Banff. Numerous recreational activities are on offer, including a sea school, surf school and wood-fired sauna all within walking distance. You'll also find 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 away.

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 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 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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