

STEWART & WATSON

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CLYNELISH, 8 SCHOOLHILL
FINDOCHTY, AB56 4QB



Traditional Semi-Detached Dwellinghouse

- Sought after area close to picturesque Marina
- Spacious family home with D.G & gas C.H
- Lounge, Conservatory, Dining Kitchen, Utility Room
- Bathroom, Shower Room & 3 Double Bedrooms.
- Front & rear gardens. Driveway. Large Garage & Workshop.

Offers Over £199,000
Home Report Valuation £200,000

www.stewartwatson.co.uk

CLYNELISH, 8 SCHOOLHILL, FINDOCHTY, AB56 4QB

TYPE OF PROPERTY

We offer for sale this traditional, semi-detached dwellinghouse, which is situated in a popular residential area on the lower part of the coastal village of Findochty. Clynelish is conveniently placed for the picturesque marina and Bowling Club with shops and schools also being available within the village. This home offers spacious, well-appointed accommodation over two floors and benefits from double-glazing, mains gas central heating and new oak panelled internal doors. The property has been decorated in neutral tones and all fitted floorcoverings, curtains, window blinds and light fittings will remain leaving this home in a move-in condition.

ACCOMMODATION

Hallway

Enter through glass panelled exterior door into the hallway, which has doors to the lounge and bedroom 1. Built-in cupboard with power point and hooks. The staircase allows access from this area to the first floor accommodation.

Lounge

4.92 m x 4.30 m

Glass panelled door from the entrance hallway. Front facing window. Wooden fire surround with fitted cupboards, display areas and a gas fire. Glass panelled door to the dining kitchen and double glass panelled doors to the conservatory.



Conservatory

5.28 m x 2.92 m

A lovely addition to the rear of the property with windows enjoying views over the rear garden. Door to the utility

room. Glass panelled door to the dining kitchen and double, glass panelled doors to the lounge. Glass panelled exterior door giving access to the rear garden.



Dining Kitchen

4.49 m x 3.37 m

Spacious dining kitchen with side facing window into the conservatory. Fitted with a range of base and wall mounted



units. Sink and drainer unit with mixer tap. Glass panelled doors to the lounge and conservatory.



Utility Room

2.26 m x 2.00 m

Rear facing window. Fitted shelving. Doors to the conservatory, shower room and bedroom 1. Ceiling hatch to the loft space.



Shower Room

2.00 m x 1.18 m

Side facing window. Fitted with a white suite comprising of toilet, wash-hand basin and large shower cubicle. The wash-hand basin is inset into a vanity unit with double cupboard below, which extends to conceal the cistern. Wet wall panelling within the shower area. Heated towel ladder radiator.



Bedroom 1

4.93 m x 3.20 m

Spacious double bedroom with front facing window. Fitted with a selection of bedroom furniture providing wardrobes, cupboards, drawers and bedside units. Recessed dressing area with large wall mirror. Doors to the hallway and the utility room.



Staircase

A carpeted staircase with wooden banister allows access from the entrance hallway to the first floor accommodation. The first floor landing has a front facing window, doors to bedroom 2, bedroom 3 and the bathroom. **The first floor accommodation has some coombed ceilings and measurements are given at widest points.**



Bedroom 2

4.08 m x 3.18 m

Double bedroom with front facing window. Two double built-in wardrobes with sliding doors, fitted shelving and hanging rail.



Bathroom

3.31 m x 2.14 m

Rear facing window. Fitted with a coloured suite comprising of toilet, wash-hand basin and bath with shower fitment above.



Bedroom 3

4.08 m x 3.20 m

Double bedroom with front facing window. Two double built-in cupboards, sliding doors, fitted shelving, hanging rail (the gas central heating boiler is concealed within one of the cupboards).



OUTSIDE

The property is set back off the road with an enclosed garden to the front. The front garden has been laid in stone chips and has been well stocked with a variety of mature shrubs and plants. A stone chipped driveway (partly mutual with the neighbouring property) to the side of the property allows access to the garage. A lovely garden lies to the rear of the property. The rear garden is enclosed and enjoys a south westerly aspect making it a super suntrap during the summer months. A paved patio area provides an ideal spot for alfresco dining. Area laid in grass with drying lines and some colourful flower and shrub borders.

Garage

Large garage with double wooden doors allowing car access from the driveway. Windows overlooking the rear garden. Wooden side door to the garden. Power and light.

Shed/Workshop

Workshop/potting shed with power and light.





SERVICES

Mains water, electric, gas and drainage.

ITEMS INCLUDED

All fitted floorcoverings, curtains, window blinds and light fittings.

Council Tax

The property is registered as band C

EPC Banding

EPC= D

Viewing

By appointment only which can be arranged by contacting our Buckie Office on 01542 833255

Email buckie.property@stewartwatson.co.uk

Reference Buckie/CF



These particulars do not constitute any part of an offer or contract. All statements contained therein, while believed to be correct, are not guaranteed. All measurements are approximate. Intending purchasers or leasees must satisfy themselves by inspection or otherwise, as to the accuracy of each of the statements contained in these particulars.

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