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CRANNOCH LEA, 10 BLANTYRE STREET
CULLEN, AB56 4RP



Semi-Detached Bungalow

- Sought after residential area of seaside town
- Excellent development opportunity.
- Vestibule, Hallway, Lounge, Dining Kitchen
- Shower Room & 2 Bedrooms. Floored Loft.
- Extensive enclosed gardens. Large Garage.

Offers Over £125,000
Home Report Valuation £150,000

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CRANNOCH LEA, 10 BLANTYRE STREET, CULLEN, AB56 4RP

TYPE OF PROPERTY

We offer for sale this semi-detached bungalow, which is situated in a popular residential area on the upper part of the coastal town of Cullen. Crannoch Lea occupies a lovely site, which is almost hidden from the front street and is conveniently placed for the town centre shops, supermarkets and medical centre. This property offers well appointed, single storey accommodation and benefits from a floored loft space, which may lend itself to future development (subject to obtaining the necessary planning consents). Double-glazing and electric heating are fitted but the property would be enhanced by modernisation and upgrading. Any fitted floorcoverings, curtains and light fittings within the property will remain and are included in the price.

ACCOMMODATION

Vestibule

Enter through glass panelled exterior door into the vestibule. Purpose built cupboard housing the electric meter and fuses. Built-in cupboard with fitted shelf and hanging rail. Glass panelled door with etched glass panel allows access to the hallway.

Hallway

Enter into the hallway, which has doors to all of the accommodation. Built-in cupboard with fitted shelf and hooks.



Lounge

5.26 m x 4.25 m

Spacious room with large front facing window enjoying views over the rear garden.



Dining Kitchen

4.23 m x 2.54 m

Rear facing window. Fitted with a selection of base and wall mounted units providing useful storage. Sink and drainer unit with mixer tap. Ceiling hatch to the loft space.





Bedroom 1 **4.25 m x 2.80 m**
Double bedroom with rear facing window. Double built-in cupboard below the window with fitted shelving. Built-in cupboard housing the hot water tank. Built-in cupboard with fitted shelving. Fitted drawer unit.

Shower Room **2.51 m x 1.53 m**
Fitted with a white suite comprising of toilet, wash-hand basin and shower cubicle. The wash-hand basin is inset into a vanity unit with storage cupboards and drawers below.



Bedroom 2 **3.70 m x 2.48 m**
Front facing window giving views towards the garden. Built-in furniture providing wardrobes, cupboards, shelving and drawer units.



Loft Space
The loft space is accessed via a pull-down ladder in the dining kitchen. The loft space is floored and lined, with a rear facing and two front facing roof skylight windows. Cold water tank.



OUTSIDE

The property occupies a large site with enclosed gardens surrounding offering excellent potential for further development (subject to obtaining the necessary planning consents). The main garden area to the front of the property has been laid in grass and is well stocked with an abundance of mature plants and shrubs. Paved patio areas enjoying views over the garden.

Garage

Stone/block built garage with up and over door allowing car access from Blantyre Street. Window overlooking the rear garden. Wooden side door from the rear garden.



SERVICES Mains water, electric and drainage.

ITEMS INCLUDED

All fitted floorcoverings, curtains and light fittings.

Council Tax The property is registered as band C

EPC Banding EPC=G

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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