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44 MORVEN CRESCENT
FINDOCHTY, AB56 4QL



Semi-Detached Dwellinghouse

- Popular residential area of coastal village
- Spacious accommodation with D.G & gas C.H
- Hallway, Lounge, Modern Fitted Kitchen
- Bathroom & 2 Double Bedrooms.
- Front garden. Enclosed rear garden. Garden Shed.

Offers Over £110,000
Home Report Valuation £110,000

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44 MORVEN CRESCENT, FINDOCHTY, AB56 4QL

TYPE OF PROPERTY

We offer for sale this semi-detached dwellinghouse, which is situated in a popular residential area on the upper part of the coastal village of Findochty. The property is conveniently placed for the local shops and boasts lovely views towards the Moray Firth from the lounge and bedroom 1. This home offers accommodation over two floors and benefits from double-glazing and mains gas central heating. All fitted floorcoverings, curtains, window blinds and light fittings within the property will remain and are included in the price.

ACCOMMODATION

Hallway

Enter through glass panelled exterior door into the hallway, which has doors to the lounge and the kitchen. Understair storage area with purpose built, double cupboard housing the electric meter and fuses. The staircase allows access from this area to the first floor accommodation.



Lounge

3.79 m x 3.46 m

Double front facing window giving views towards the Moray Firth.



Kitchen

5.63 m x 3.40 m

An L-shaped room with double side and rear facing windows. Fitted with a modern selection of base and wall mounted units in a cream coloured, gloss effect finish with wood effect countertops and coloured mid wall panelling.

Inset sink and drainer with mixer tap. Wall mounted gas central heating boiler. Glass panelled exterior door giving access to the rear garden.



Staircase

A carpeted staircase with wooden banister allows access from the entrance hallway to the first floor accommodation. The first floor landing has a side facing window and doors to the bathroom and both bedrooms. Built-in cupboard with fitted shelf. Ceiling hatch allowing access to the loft space.

Bathroom

1.98 m x 1.80 m

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



Bedroom 1

4.00 m x 2.87 m

Spacious, double bedroom with two front facing windows giving views over the rooftops towards the harbour and across the Moray Firth. Triple built-in wardrobe with sliding doors, fitted shelf and hanging rail. Recessed storage area with fitted shelf.





The view towards the Moray Firth from Bedroom 1

Bedroom 2

3.57 m x 3.28 m

Double bedroom with double, rear facing window giving views over farmland at the rear of the property.



OUTSIDE

The garden area to the front of the property has been laid in stone chips with some mature shrubs. A concrete path at the side of the property allows access via a wooden gate



to the rear garden. The rear garden is enclosed making it ideal for those with children and pets. A paved patio area in the rear garden enjoys a generally southerly aspect making it a super suntrap in the summer months providing an ideal spot for alfresco dining.



SERVICES

Mains water, electric, gas and drainage.

ITEMS INCLUDED

All fitted floorcoverings, curtains, window blinds and light fittings. American fridge freezer in the kitchen. Wooden garden shed.

Council Tax The property is registered as band A

EPC Banding EPC=C

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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