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ANVIL COTTAGE, 8 BLANTYRE STREET CULLEN, AB56 4RP



Substantial & Spacious Detached Dwellinghouse

- Residential area in sought after coastal town
- Family Accommodation with D.G & gas C.H
- Vestibule, Hallway, Lounge, Sitting Room, Dining Kitchen
- Sun Lounge, Utility, Bathroom, Toilet, Study & 5 Bedrooms.
- Enclosed rear garden. Garage & Driveway.

Offers Over £280,000
Home Report Valuation £280,000

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ANVIL COTTAGE, 8 BLANTYRE STREET, CULLEN, AB56 4RP

TYPE OF PROPERTY

We offer for sale this substantial and spacious, detached dwellinghouse, which is situated within a popular residential area on the upper part of the picturesque coastal town of Cullen. Anvil Cottage is conveniently placed for the town centre shops, schools and medical centre with town also being renowned for its small harbour, sandy beach and challenging 18-hole golf course. This property offers spacious, well appointed family accommodation over two floors and benefits from double-glazing and mains gas central heating. The traditional panelled interior doors and sweeping staircase will certainly appeal to those seeking a home with charm and character. The present owner has presented the property well and all fitted floorcoverings, curtains, window blinds and light fittings are to be included in the price leaving this home in a move-in condition.

ACCOMMODATION

Vestibule

Enter through UPVC exterior door with glazed name panel above into the vestibule. Front facing window. Double cupboard housing the electric meter and fuse box.

Traditional floor tiling. Double, glass panelled doors allowing access to the hallway.

Hallway

Enter into the hallway, which has doors to the lounge, sitting room, dining kitchen, toilet and bedroom 4. Built-in under stair cupboard. The staircase allows access from the hallway to the first floor accommodation.



Toilet

Front facing window. Fitted with a white toilet.

Lounge

4.11 m x 3.77 m

Double, front facing window. Stone effect fire surround with wooden mantle and electric fire. Recessed alcove with display shelving and double cupboard below. Door to bedroom 5.





Bedroom 5 **2.98 m x 2.88 m**
 Rear facing window. Presently used as a ground floor bedroom. Built-in cupboard with fitted shelf.

room or as an additional ground floor bedroom if required. Double built-in cupboard with fitted shelving.



Sitting Room/Bedroom 4 **3.61 m x 3.25 m**
 Double, front facing window. Presently used as a dining room but providing ample space for use as a family sitting



Dining /Family Room **3.90 m x 3.60 m**
 Rear facing window into the sun porch. This room is presently used as a sitting room but provides ample space for use as a family/dining room. Recessed display alcove.



Dining Kitchen

3.54 m x 2.83 m

Rear facing window. Fitted with a selection of base and wall mounted units in an oak effect, shaker style finish with

granite effect countertops and midwall panelling. Integrated electric hob, oven and extractor hood. Sink and drainer unit with mixer tap. Door to the utility room.



Utility Room

2.67 m x 1.75 m

Rear facing window. Fitted with a selection of base and wall mounted units. Sink and drainer unit. Built-in cupboard with fitted shelving. Double glazed door to the sun porch.



Sun Porch

2.76 m x 1.94 m

A lovely addition to the rear of the property with windows overlooking the rear garden. Double, glass panelled doors allowing access to the rear garden.



Staircase

Sweeping staircase with traditional banister, wrought iron balustrades and fitted carpet runner allowing access from the hallway to the first floor accommodation. The first floor landing has doors to the bathroom and 3 first floor bedrooms. Two walk-in cupboards each with front facing Velux style roof windows. **The first floor accommodation has some coombed ceilings and measurements are given at widest points.**





Bedroom 1 4.49 m x 3.66 m
Spacious, double bedroom with front facing bay window. Built-in cupboard.



Bedroom 2 3.86 m x 3.07 m
Double bedroom with front facing bay window. Two recessed alcoves with fitted book/display shelving.



Bathroom 3.10 m x 2.84 m
Side facing window. Fitted with a pale grey coloured suite comprising of toilet, wash-hand basin, bath and separate shower cubicle. Wet wall panelling within the shower area. Built-in cupboard with fitted airing shelving and the gas central heating boiler.



Bedroom 3 3.47 m x 2.84 m
An L-shaped room with rear facing window giving views towards Castle Hill. Recessed alcove with fitted book/display shelving. Door to the Office/Nursery.



Office/Nursery 3.66 m x 2.25 m
Rear facing Velux style roof window. This room is presently used as a toy/games room but provides space for many uses.



OUTSIDE

Small garden area to the front of the property, which has been laid in stone chips for ease of maintenance. A stone chip driveway at the side of the property allows access to the garage and provides off road parking spaces. Wooden gate from the driveway to the rear garden. A lovely garden lies to the rear of the property, which is enclosed making it ideal for those with children and pets. The rear garden enjoys a generally westerly aspect making it a super suntrap. Area laid in grass with some established shrub borders. Paved patio areas provide an ideal spot for alfresco dining. Exterior light and water tap. Wooden garden shed.

Garage
Wooden garage.

5.16 m x 2.74 m

Reference Buckie/CF



SERVICES

Mains water, electric, gas and drainage.

ITEMS INCLUDED

All fitted floorcoverings, curtains, window blinds and light fittings. The integrated kitchen appliances. Wooden garage. Wooden shed.

Council Tax

The property is registered as band D

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



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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