





McEwan Fraser Legal

Solicitors & Estate Agents

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7 Campbell Street

CULLEN / BUCKIE / MORAY / AB56 4UE

This amazing property sits right on the coastal footpath of the Moray Firth; minutes away from one of the most admired beaches on the Moray coast where an abundance of wildlife can be seen, from dolphins to seals and numerous species of birds. The Moray Coast is renowned for having a relatively mild climate. The river Spey and the river Deveron are a short drive from this property and are both world famous for their salmon and trout fishing.

Cullen is a quiet historic little town surrounded by spectacular scenery. Impressive Victorian viaducts, a beautiful sandy beach, its own marina, lovely tearooms, delicatessen, restaurants and hotels all add to the appeal of this area, which is frequented by numerous visitors, especially during peak seasons.

The town of Cullen offers pre-school and primary school facilities with secondary education available at the neighbouring town of Buckie. There are also numerous leisure facilities available in Cullen (including a tennis club and bowling club) and nearby with at least three 18 hole links golf courses within 6 miles of this property, one of which is less than half a mile away.

All the normal facilities one would expect from a small town can be found locally: banking, health centre, small shops, post office and a small supermarket. Buckie is 6 miles to the west of the property and offers all the other facilities that you would need two major NHS facilities, several banking options, restaurants, cafes, pubs, local shops and major supermarkets.

The East Coast Rail Network operates from Keith Railway Station approximately 10 miles from Cullen(with free parking), providing a link to the cities of Inverness and Aberdeen. Easy access onto the A96 gives direct routing to Aberdeen, approximately 60 miles to the East, and Inverness, approximately 62 miles to the West. Both cities offer excellent rail and bus services, with National and International flights provided by Aberdeen Dyce Airport and Inverness Dalcross Airport.



VIEW FROM PROPERTY



3 BED

1 BATH

ON STREET

ENERGY

E

EPC RATING



BOW FIDDLE SUNSET / CULLEN CURVE / CULLEN HARBOUR + TOWN







7 CAMPBELL STREET

7 Campbell Street is a fantastic 3/4 bedroom semi detached cottage offering spacious living accommodation over two floors and a sea view. The present owners have modernized and part upgraded to a high standard, retaining many of the property's original features. A newly fitted multi fuel wood burning stove, a recently fitted gas boiler and rewiring throughout are just some of the major improvements that have been carried out on this property. This beautiful cottage, with its sought after location, would make a superb family home, first time purchase or an investment property with holiday homes demanding high prices in this ever popular area of the Moray Firth.

Property comprises, Ground Floor: front hallway leading to all other accommodation, reception room 1/ bedroom 4, formal dining room, reception room 2, kitchen/ dining and WC. First Floor: master bedroom, 2 further bedrooms and family bathroom. In addition there are ample storage cupboards throughout the property.

Garden, outside area: A gated entrance to the south side of the cottage leads to the rear garden and the side door of the property. The garden is laid partially to lawn and decorative stones with a variety of plants and flowers, and is a safe and secure environment for children and pets. With magnificent views over Cullen Bay it is a fantastic garden for barbecues, outside entertaining or relaxing and catching the sun. In addition to this you have a large outbuilding ideal for conversion to a summer house, which is currently being used for storage.


EXTERNAL VIEWS


ENTRANCE HALLWAY






KITCHEN




LOUNGE




SITTING ROOM


DINING ROOM









BEDROOMS & BATHROOM/WC

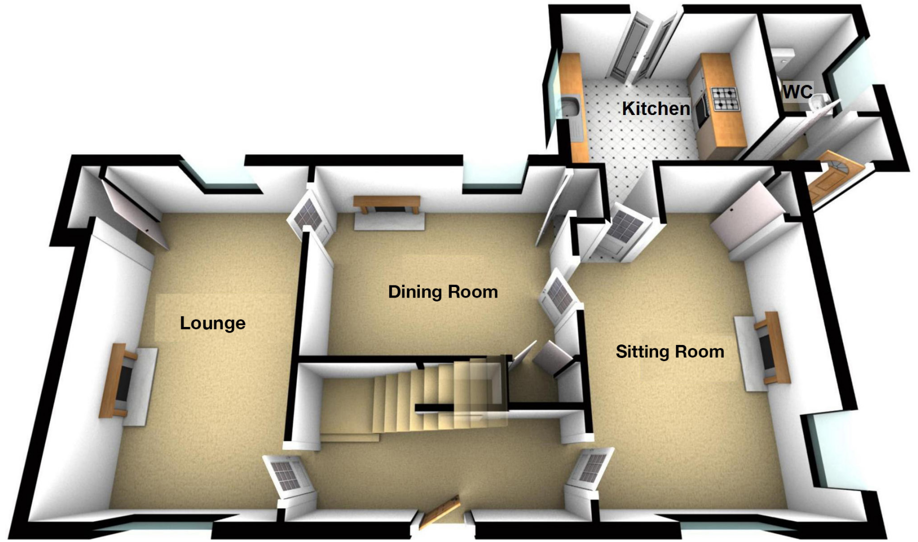


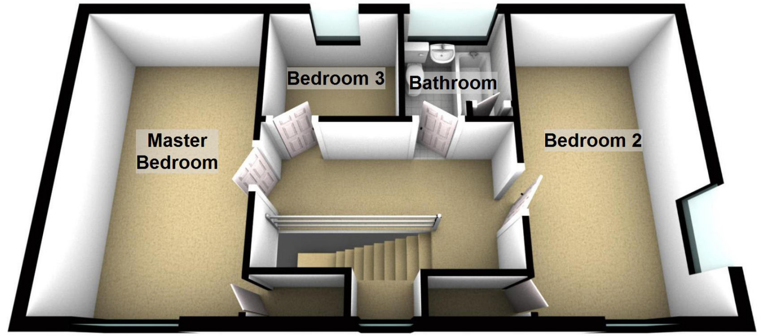






SPECIFICATIONS





APPROXIMATE DIMENSIONS
(Taken from the widest point)

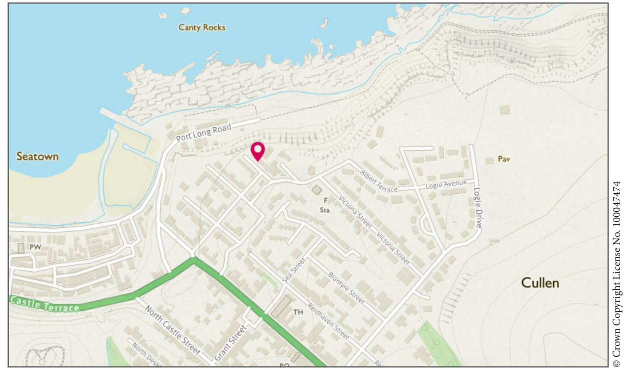
Kitchen	3.50m (11'6") x 2.89m (9'6")
Dining Room	3.80m (12'6") x 2.98m (9'9")
Lounge	4.97m (16'4") x 3.07m (10'1")
Sitting Room	4.96m (16'3") x 3.30m (10'10")
Master Bedroom	4.80m (15'9") x 3.50m (11'6")
Bedroom 2	4.80m (15'9") x 2.70m (8'10")
Bedroom 3	2.10m (6'11") x 1.93m (6'4")
Bathroom	1.96m (6'5") x 1.90m (6'3")
WC	1.93m (6'4") x 1.50m (4'11")

GROSS INTERNAL FLOOR AREA (M^2)

118 m2

EXTRAS
(Included in the sale)

All floor coverings (except the dining room rug), curtains, and light fittings are included in the sale. Additional soft furnishings are by separate negotiation. Services: Mains electricity, main drains, water and gas.







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Part Exchange Available

GOLD
SCOTLAND ESTATE AGENCY of the YEAR 2014
IN ASSOCIATION WITH
THE SUNDAY TIMES
THE TIMES



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