





McEwan Fraser Legal

Solicitors & Estate Agents

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96 Seatown

CULLEN, MORAY, AB56 4SN



CULLEN

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This amazing property sits right on the coastal footpath of the Moray Firth, you are within minutes to one of the most talked about beaches on the Moray coast where an abundance of wild life can be seen, from seals to dolphins and numerous species of birds that frequent this coast line. Cullen is a quite historic little place with some spectacular scenery around the town and close by. With its massive viaducts, spectacular beaches, its own marina, some really nice tearooms, delicatessens, other eateries and hotels, which all add to the appeal of this area, it is frequented by numerous visitors especially during peak seasons.

Cullen offers pre-school and primary school facilities with secondary education available at the nearby town of Buckie. There are also numerous leisure facilities available in Cullen and nearby with at least three 18 hole links golf courses within 6 miles of this property one of which is less than a quarter of a mile. 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. The angler really is spoilt for choice with numerous rivers, beaches, rugged coastline and local harbours to fish all within a short distance from this property. All the normal facilities one would expect from a small town can be found locally - banking, NHS health centre, small shops, post office and a small super market. The nearby town of Buckie 6 miles to the west of the property offers all the other facilities that you would need. Two major NHS facilities, several banking options, restaurants, cafes, pubs, local shops and major super markets. The East Coast bus network operates through Cullen providing regular local and city connections of which a bus stop is a short walk from the property. The East Coast Rail Network operates through Elgin, providing a link to both Inverness and Aberdeen with Keith Railway Station being the nearest link to the town of Cullen approximately 10 miles away. (With free parking.)







96 SEATOWN

A COTTAGE IN A POPULAR SEASIDE LOCATION

96 Seatown Cullen is a very spacious two bedroom detached cottage situated in the fantastic picturesque and quaint seaside village of Cullen. Located in the very quiet, historic, lower Seatown this immaculate cottage is a short walk or evening stroll to some of the most amazing beaches, coastal walks and a marina that Cullen and the Moray Firth have to offer.

This substantial cottage offers spacious living accommodation in an exceptional walk in condition which the present owners have modernized and upgraded to an exceptionally high standard. Decorated in a fresh neutral tone the property also benefits from full double glazing, gas central heating and high quality fittings and finishings throughout.

This immaculate cottage would be an ideal starter home, would suit a professional couple or be a magnificent holiday home and/or an investment property with holiday homes demanding high prices in this ever popular area of the Moray Firth.

Property comprises; Spacious hallway leading to all accommodation. Large lounge, kitchen/dining, family bathroom with power shower, large master bedroom and additional double bedroom and storage cupboard. Access to part-floored loft space



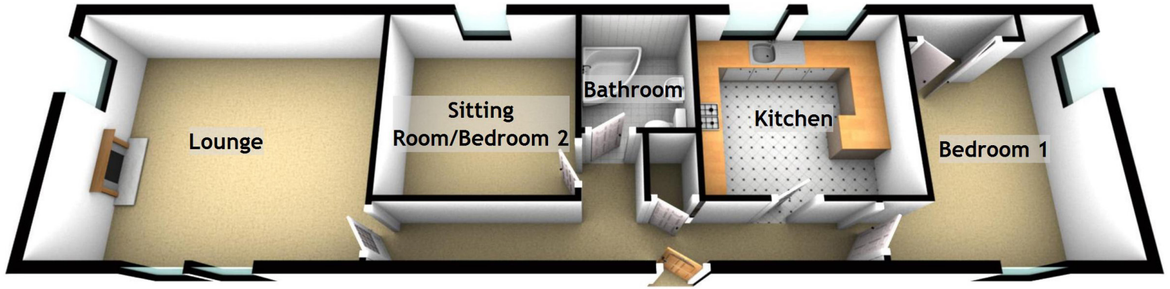












SPECIFICATION

FLOOR PLAN, DIMENSION, MAP

Approximate Dimensions
(Taken from the widest point)

Lounge	5.00m (16'5") x 4.10m (13'5")
Kitchen	3.40m (11'2") x 3.10m (10'2")
Bedroom 1	4.10m (13'5") x 3.80m (12'6")
Sitting Room/Bedroom 2	3.10m (10'2") x 2.90m (9'6")
Bathroom	2.00m (6'7") x 1.80m (5'11")

Gross internal floor area (m²) - 67
EPC Rating - D
Council Tax Band: C

Gardens/outside; A large South facing court yard laid mostly to decorative stone paving, walled and gated makes a safe and secure environment for those with children and pets alike and ideal for barbeques, outside entertaining and catching the sun. The garden also has benefit of having a garden shed to provide more storage.

Extras: All floor coverings, blinds, curtains, and light fittings are included in the sale.

Services: Mains electricity, Main drains, water and Gas

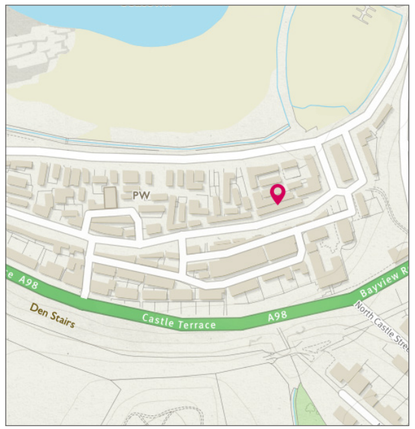


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Part Exchange Available

GOLD SCOTLAND ESTATE AGENCY of the YEAR 2014 THE SUNDAY TIMES THE TIMES



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