STEWART & WATSON

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1 FINDLATER DRIVE

CULLEN, AB56 4RW



Detached Bungalow

- Sought after residential area close to Primar & Nursery schools
- Spacious accommodation with D.G & mains gas C.H
- Vestibule, Hallway, Lounge, Sitting Room/Bedroom 4
- Dining Kitchen, Bathroom & 3 Double Bedrooms. Large Floored Loft.
- Enclosed gardens surrounding. Driveway & Garage.

Offers Over £235,000

Home Report Valuation £235,000

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1 FINDLATER DRIVE, CULLEN, AB56 4RW

TYPE OF PROPERTY

We offer for sale this detached bungalow which occupies a large cornier site within a sought-after residential area of the popular coastal town of Cullen. The property is located on the upper part of the town and is conveniently placed for the town centre shops, medical centre and Nursery/Primary School. Cullen is popular for its rugged coastline with many walks, beautiful sandy beach, small harbour and challenging 18-hole links golf course. This home offers spacious, well-appointed accommodation on one level and benefits from full double glazing and mains gas central heating (new boiler and new radiators installed August 2025). The property also has the bonus of a large loft space providing excellent storage and potential for further development (subject to obtaining any necessary planning consents). This bungalow has been well maintained, and all fitted floorcoverings, curtains, window blinds and light fittings are to be included in the price leaving this home in a true move-in condition.

ACCOMMODATION

Vestibule

Enter through glass panelled exterior door into the vestibule. Purpose built double cupboard housing electric meter and fuse box. Glass panelled door to the hallway.



Hallway

Enter into the T-shaped hallway which has doors to the lounge, dining kitchen, sitting room/bedroom 4, bathroom and all 3 bedrooms. Built in cupboard with hooks. Ceiling hatch allowing access to the loft space.



Lounge **5.16 m x 3.65 m**

Glass panelled door from hallway. Double aspect room with large front facing window and additional side facing window. Tiled fireplace and hearth.





Dining Kitchen **3.95 m x 2.98 m**

Glass panelled door from hallway. Double aspect room with large side and rear facing windows. Fitted with a selection of base and wall units in a medium oak effect finish. Integrated electric hob, oven and extractor fan. One and a half bowl sink and drainer unit with mixer tap. Shelved corner display areas. Two built in cupboards (one with fitted shelving). Door to the side vestibule.





Side Vestibule

Glass panelled exterior door giving access to the side of the property.

Sitting Room/Bedroom 4 **3.35 m x 2.87 m**

Glass panelled door from the hallway. Rear facing window. Most recently used as a family sitting room but providing space for use as a dining room or additional bedroom. Built in cupboard with fitted shelving.



Bathroom **2.84 m x 2.19 m**

Rear facing window. Fitted with a cream-coloured suite comprising of toilet, wash hand basin, bath and separate shower cubicle. Wall tiling to dado height. Wet wall panelling within the shower cubicle. Heated towel ladder radiator.





Bedroom 1 **3.98 m x 2.88 m**

Double size bedroom with rear facing window. The freestanding double wardrobe will be included.



Bedroom 2 **4.51 m x 2.76 m**

Double size bedroom with front facing window. Built in wardrobe with fitted shelf and hanging rail.





Bedroom 3 **3.35 m x 3.20 m**

Double size bedroom with front facing window. Built in wardrobe with fitted shelf and hanging rail.



Loft Space

Ceiling hatch with fold down wooden ladder allows access from the hallway. The loft space has an electric light and is floored providing excellent storage. It may be possible to develop the loft space to provide additional accommodation (subject to obtaining any necessary planning consents). The gas central heating boiler (installed 2025) is located in the loft.

OUTSIDE

The property occupies a good size corner site with well-maintained enclosed garden areas surrounding. The front garden has been laid in grass with established shrub borders. Enclosed, private garden area to the south, side of the property. The rear garden is terraced with areas laid in grass, rockery area and a mature shrub and hedge border. A tarred driveway to the rear of the property allows access to the garage and provides off road parking.

Garage

Detached block-built garage with sectional, electric door allowing car access from the driveway. Rear facing window. Wooden side door to the rear garden. Power and light.







SERVICES

Mains water, electricity, gas and drainage.

ITEMS INCLUDED

All fitted floorcoverings, curtains, window blinds and light fittings. The integrated kitchen appliances. Washing machine, fridge freezer and double wardrobe in bedroom1.

Council Tax
The property is currently registered as band D

EPC Banding
EPC=

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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