



Exceptionally spacious, traditional granite stone and slate house of historical interest, which retains the character and charm of a bygone era circa 1880



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McEwan Fraser Legal is delighted to offer this six-bedroom traditional stone and slate detached property, which retains the character and charm of a bygone era of circa 1880. The present owners, during their tenure, have modernised, renovated and maintained to a fantastic standard, but ensured to retain a wealth of original features throughout the renovations, original coving, ceiling roses, fireplaces, pitch pine doors and skirtings to name but a few.

Offering spacious and versatile living accommodations over three floors, presented to the market in immaculate walk-in condition, and further benefitting from a multitude of stylish fittings and finishings, fresh decor, part double and single glazing, with gas central heating. This substantial property with many potential opportunities will make a superb family home with room to grow, and would also suit an extended family living. Early viewing is a must and is highly recommended.

THE LOUNGE

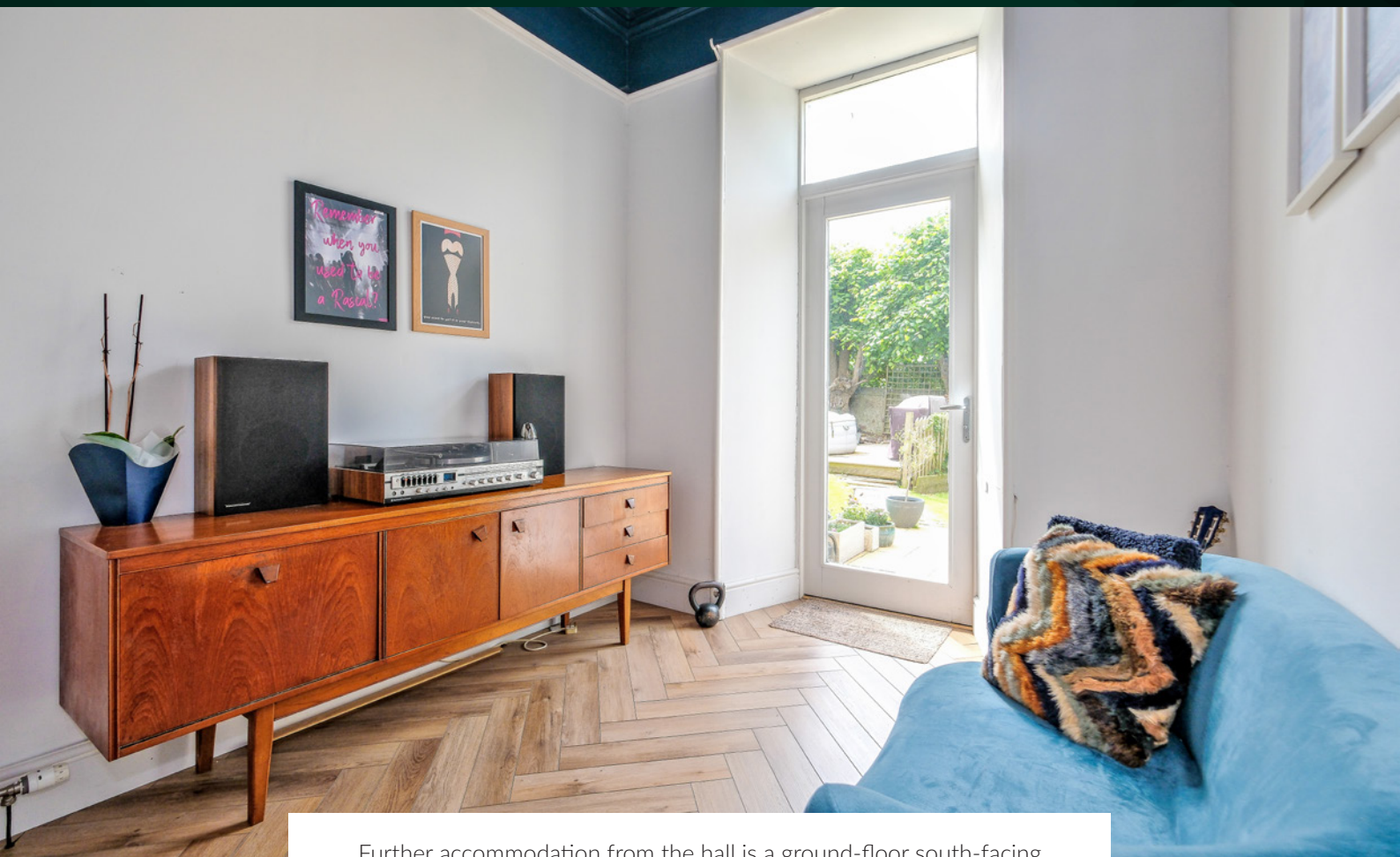


The accommodation comprises, a vestibule to the spacious welcoming hallway and all other accommodation, there are two principal ground floor rooms to the front of the property, the main lounge and the formal dining room, north facing and flooded with natural light from the high ceilings and sash and case bay windows both are fitted with wood burning stoves, adding that touch of grandeur.

THE DINING ROOM



THE MUSIC ROOM



Further accommodation from the hall is a ground-floor south-facing double bedroom and a music/reading room with access to the side garden.



THE KITCHEN/DINER



The modern bespoke dining kitchen is flooded with natural light from its multitude of windows. There are ample wall and base-mounted units with contrasting worktops and integrated appliances. From the kitchen access to a utility room, with a guest cloakroom completing the ground-floor accommodation.





An original carpeted staircase with wooden balustrades leads to the first and second floors. On the first floor, you have the master bedroom with its luxurious en-suite bathroom, with a separate shower cubicle and his and her wash basins. There is also a centrally located family bathroom, two further double bedrooms, a nursery/study, and a laundry room.

THE BATHROOM



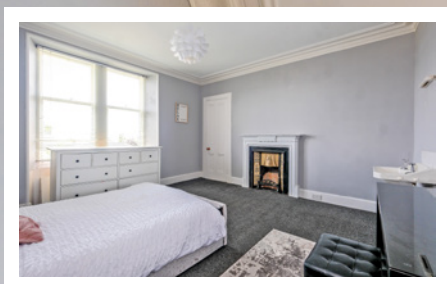
THE MASTER BEDROOM



the master bedroom with its
luxurious en-suite bathroom



BEDROOMS 2 & 3





On the second floor, there are a further two exceptionally large double bedrooms with a family shower room and a large walk-in storage room completing the accommodation.

THE SHOWER ROOM



BEDROOM 4

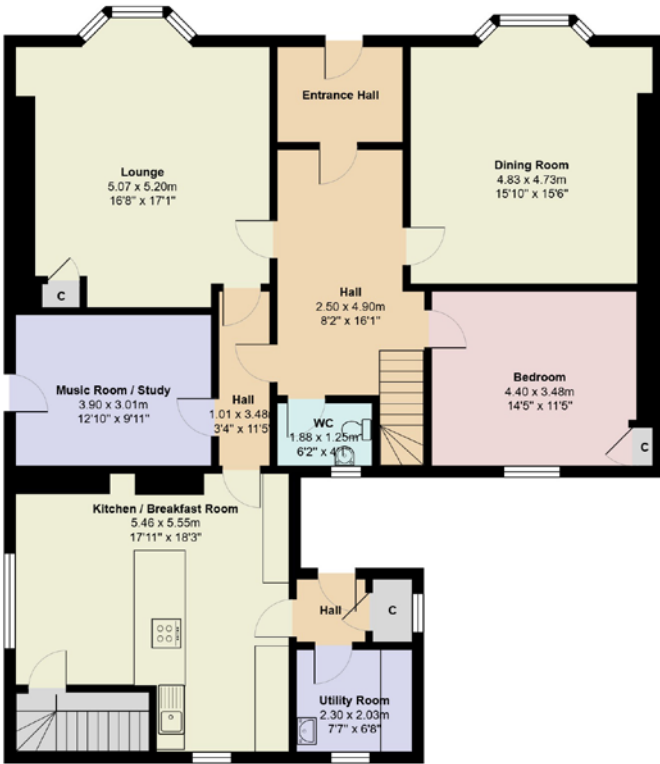


A small boundary wall to the front of the property with gated access leads to the property. The front gardens are north-facing, laid to lawn with borders full of mature shrubs, plants, and seasonal flowers that are awash with colour throughout the year. The extensive side garden is bordered by a high perimeter wall and is very private, laid mostly to lawn with the planting of shrubs and seasonal flowers a large patio area laid to decorative stone paving is perfect for some alfresco dining, entertaining, and enjoying the sun, the garden provides a secure environment for children and pets. A stone-built garage at the side of the property has power and light.

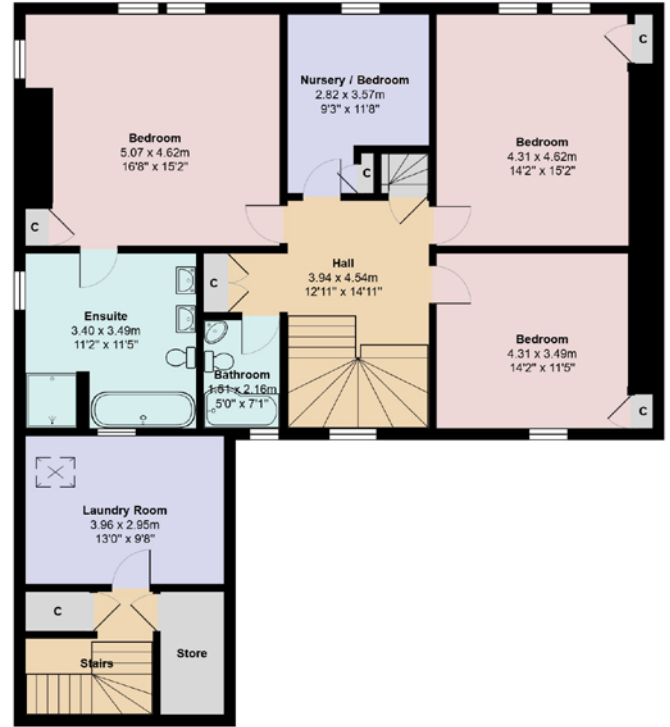
EXTERNALS



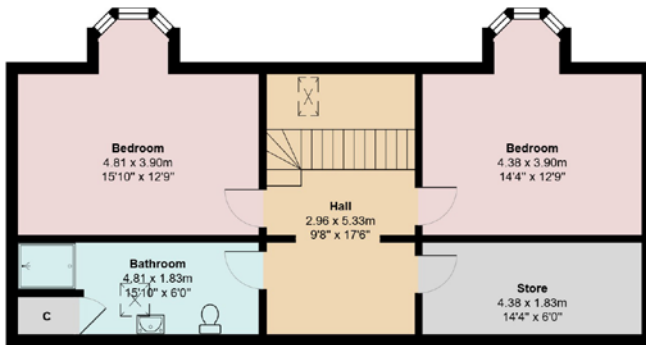
FLOOR PLAN & DIMENSIONS



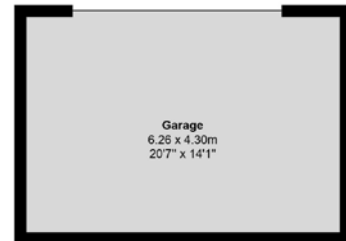
Ground Floor



First Floor



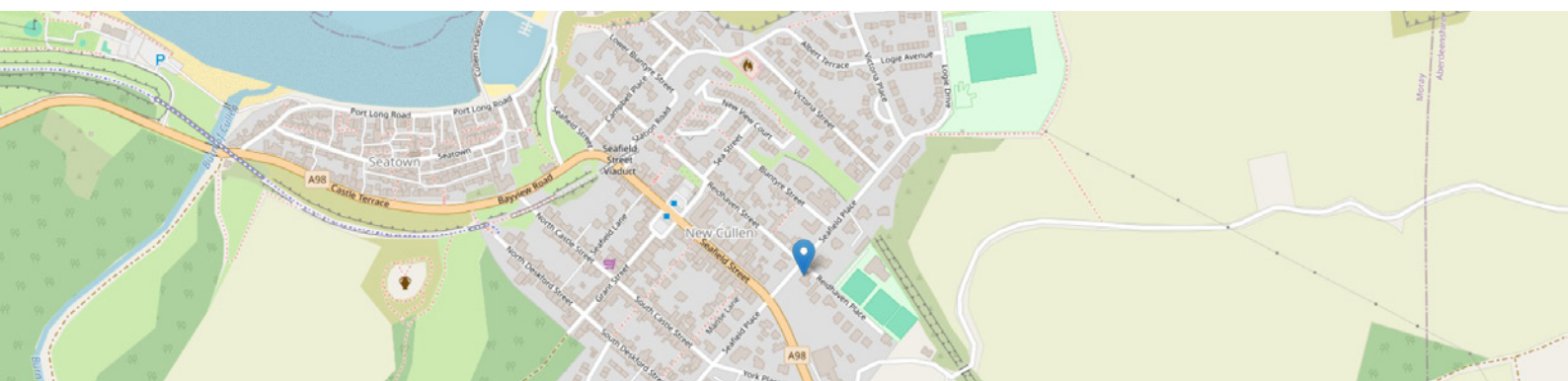
Second Floor



Garage

Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 293m² | EPC Rating: D



THE LOCATION

The Royal Burgh of Cullen is renowned for both the beauty of its setting and its rich history during the Wars of Independence against King Edward I of England. In 1327, King Robert the Bruce's Queen, Elizabeth de Burgh, died at Cullen. Her entrails are said to be buried at the Church in Cullen. "Stroma" Seafield Place is located in the upper part of the picturesque seaside town of Cullen, on the Moray Firth's coastal footpath. From here, you are within a short drive or walk to some of the most talked about beaches on the Moray Coast, where an abundance of wildlife can be seen, such as dolphins, seals, the occasional whale and the numerous species of birds that frequent this coastline.





Cullen is a historic town which boasts spectacular scenery in and around the locality. The historic Cullen House and Church, its massive viaducts, stunning marina, and spectacular rugged coastline and beaches. There are some nice tearooms, delicatessens, other eateries, and hotels, all of which add to the appeal of the area, which is frequented by numerous visitors, especially during peak seasons.

Pre-school and primary school facilities, with secondary education available, are located in the nearby town of Buckie. Numerous leisure facilities are also 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 away.

The River Spey and the River Deveron are a short drive from this property and are both renowned for their salmon and trout fishing. The angler is spoilt for choice with numerous rivers, beaches, rugged coastline, and local harbours to fish in. The nearby town of Buckie, 6 miles to the west, offers all the other facilities that you would need, two major NHS facilities, banking options, restaurants, cafes, pubs, local shops, and major supermarkets.

The East Coast bus network operates through Cullen, providing regular local and city connections. The East Coast Rail Network operates through Elgin, providing a link to Inverness and Aberdeen, with Keith Railway Station being the nearest link to the town of Cullen, approximately 10 miles away.




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