



grampian **property** centre

## **32 & 34 SEAFIELD STREET CULLEN, AB56 4SH**



**A substantially sized 3 Bedroom Semi-Detached Grade "B" Listed Property which also includes a Self-Contained 1 Bedroom Ground Floor Flat and a Small Commercial Unit.**

**Accommodation on the Ground Floor comprises a Vestibule, Hallway. The First Floor Accommodation comprises a Lounge, Kitchen, Utility Area, Bedroom 1 with a En-Suite Bathroom and a Shower Room. The Second Floor Accommodation comprises a Landing, Box Room and 2 further Bedrooms.**

**Self-Contained Ground Floor Flat**

**Accommodation comprises a Vestibule, Lounge, Inner Hallway, Kitchen, Double Bedroom and the Bathroom.**

**Commercial Area**

**Accommodation comprises a Reception Area, Office Space, Kitchen Area, Small Hallway & a WC.**

**Mostly Double Glazed  
Electric Heating**

**EPC Rating - F**

## **OFFERS IN REGION OF £158,000**

grampian **property** centre

52 High Street / Elgin / Moray / IV30 1BU

Tel: 01343 549944 / Fax: 01343 552378 / Email: [info@gpc-elgin.co.uk](mailto:info@gpc-elgin.co.uk) / [www.gpc-elgin.co.uk](http://www.gpc-elgin.co.uk)

73 High Street / Forres / Moray / IV36 1AE

Tel: 01309 696296 / Fax: 01309 675293 / Email: [info@gpc-forres.co.uk](mailto:info@gpc-forres.co.uk) / [www.gpc-forres.co.uk](http://www.gpc-forres.co.uk)



Entrance to the property is via a front entrance door with a single glazed window which leads into an Entrance Vestibule.

♦ **Vestibule**

Pendant light fitting  
Meter box cupboard  
Fitted carpet

♦ **Hallway**

Pendant light fitting  
Night storage heater  
A carpeted staircase with under stair storage cupboard leads to the First Floor Landing  
Fitted carpet

♦ **First Floor Landing**

Ceiling light fitting  
2 x double glazed sash design windows to the front aspect  
Fitted carpet

♦ **Lounge: 20'1" x 11'10" (6.12 x 3.6)**



Ceiling light fitting  
Double glazed window to the rear aspect  
Double glazed sash design window to the front aspect  
Night storage heater  
Tiled fireplace surround & hearth  
Recessed shelved alcove with cupboard space  
Fitted carpet





♦ **Kitchen: 16'4" x 10'3" (4.98 x 3.12)**



2 x ceiling light fittings

Double glazed window to the rear aspect, looking onto the Garden

Night storage heater & a wall mounted panel heater

Wall mounted cupboards & fitted base units

A single sink with double drainer unit & a cold water filter tap

Space to accommodate an electric cooker & a fridge

A built-in shelved storage cupboard

Fitted carpet



♦ **Utility Area: 15'9" x 5'4" (4.8 x 1.62)**

Accessed from the Main Hallway

Plastic corrugated roof

Strip light ceiling fitting

Single glazed windows to the rear aspect

A rear entrance door gives access out to the Garden

A fitted base unit with single sink & drainer unit

Space to accommodate a washing machine & tumble dryer

♦ **Bedroom 1 with En-Suite Bathroom: 12'6" x 11'2" (3.81 x 3.4)**

Ceiling light fitting

Double glazed sash design window to the front aspect

Electric wall mounted panel heater

Fitted carpet

♦ **En-Suite Bathroom: 11'2" x 7' (3.4 x 2.13)**

Pendant light fitting

Double glazed part frosted window to the rear aspect

Wall mounted panel heater

3 piece white suite

Wet wall finish & a mains shower to the bath area

Built-in storage cupboard

Fitted carpet





A staircase with a half landing leads up to the Second Floor, the half landing gives access to a Shower Room.

♦ **Shower Room**

Ceiling light fitting  
Double glazed window to the rear aspect  
Wall mounted panel heater  
3 piece suite  
Tiled walls & mains shower within the shower cubicle enclosure  
Fitted carpet

♦ **Second Floor Accommodation**

♦ **Landing**



Pendant light fitting  
Double glazed Velux window to the rear aspect  
Single glazed skylight window to the front aspect  
Fitted cupboard space

♦ **Box Room/Storage Room**

Pendant light fitting  
House the hot & cold water tank  
Fitted carpet

♦ **Bedroom 2: 15'1" maximum into Bay Window Recess x 11'1" (4.59 x 3.37)**



Wall mounted panel heater

Fitted carpet

Pendant light fitting

Double glazed sash design window to the front aspect





♦ **Bedroom 3: 12'11" x 12' (3.94 x 3.66)**



Pendant light fitting

A single glazed skylight window to the front aspect

A double glazed Velux window to the rear aspect  
Wall mounted panel heater  
Fitted carpet



## 34 Seafield Street Self Contained Ground Floor Flat

This area is accessed via front entrance door which leads in to a Vestibule.

♦ **Vestibule**

Pendant light fitting  
Electric meter cupboard & fuse board  
Fitted carpet

♦ **Lounge: 21'7" maximum into window recesses x 11'8" (6.58 x 3.55)**



Ceiling light fitting

Double glazed sash design window to the front aspect

An internal single glazed sash window to the rear aspect

Night storage heater

Fitted carpet

♦ **Inner Hallway**

Pendant light fitting  
Wood effect flooring

**Description Act**

We advise you to satisfy yourselves to all aspects of accuracy and should not rely unreservedly on the details, accurate, they are not guaranteed. these particulars are not for use as part of any offer or contract.

O/S Ref:- 100047337 GPC12948



♦ **Kitchen: 11'8" x 7'6" maximum into door recess (3.55 x 2.28)**



Strip light ceiling fitting

Single glazed window to the rear aspect

Night storage heater

Fitted base unit with single sink & drainer unit

Space to accommodate an electric cooker & fridge/freezer

A built-in shelved cupboard

A built-in airing cupboard, housing the hot water tank  
Vinyl flooring

A rear entrance door gives access into the rear Utility Room

♦ **Bedroom: 14'4" into window recess x 8'2" plus door recess (4.37 x 2.49)**

Pendant light fitting

Double glazed sash design window to the front aspect

Built-in wardrobe

Fitted carpet

♦ **Bathroom: 5'11" x 5'10" (1.8 x 1.77)**



Pendant light fitting

3 piece white suite

Wet wall finish & electric Mira shower to the fitted bath

Wood effect flooring



## Commercial Area – formerly used as the local police office

This area would make an ideal office space or business area with a separate electric meter and fuse board.

This area is accessed by a front entrance door.



### ♦ Reception Area

Emergency lighting  
Strip light ceiling fitting  
Double glazed frosted window to the front aspect  
Recessed shelved alcove  
Vinyl flooring

### ♦ Office: 10'8" x 9' (3.25 x 2.74)

Office lighting  
Wall mounted panel heater  
Fitted desk unit  
Wash hand basin with electric water heater  
Vinyl flooring

### ♦ Kitchen Area: 12'10" x 5'1" (3.91 x 1.54)

Office ceiling lighting  
Extractor fan  
Fitted base unit  
Wall mounted panel heater  
Vinyl flooring

### ♦ Hallway

Pendant light fitting  
Wash hand basin with splash back tiling  
Vinyl flooring

♦ **WC**

Pendant light fitting  
Extractor fan  
WC  
Wall mounted panel heater  
Vinyl flooring

♦ **Garden**



The property benefits from an enclosed rear garden which has a side entrance gate for vehicular access. There is a Workshop/ Garage located to one corner.

Please note that the property has 2 separate home reports in place which cover 32 Seafield Street and 34 Seafield Street.

Home Report value for 32 Seafield Street £130,000

Home Report value for 34 Seafield Street £52,000

**Council Tax:**

32 Seafield Street Council Tax Band – B

34 Seafield Street Council Tax Band - A

**Note 1**

All fitted blinds, floor coverings and light fittings are to remain.

**Note 2**

These particulars are provided for the guidance of enquirers only and while believed to be correct are not guaranteed. All measurements are approximate. The mention of any appliances and/or services in these details have not been tested, and does not imply that these are in full and efficient working order.

**Note 3**

Further particulars may be obtained from the selling agents with whom offers should be lodged.

**Entry**

By mutual agreement

**Offers**

All offers should be submitted in writing in normal Scottish Legal form to the selling agent.

**FREE MARKET APPRAISAL**

We are pleased to offer a Free without obligation Market Appraisal on your own home. We will give advice on the asking price and how we market it professionally. Please call on 01343 549944.

**grampianpropertycentre**

52 High Street / Elgin / Moray / IV30 1BU

Tel: 01343 549944 / Fax: 01343 552378 / Email: [info@gpc-elgin.co.uk](mailto:info@gpc-elgin.co.uk) / [www.gpc-elgin.co.uk](http://www.gpc-elgin.co.uk)

73 High Street / Forres / Moray / IV36 1AE

Tel: 01309 696296 / Fax: 01309 675293 / Email: [info@gpc-forres.co.uk](mailto:info@gpc-forres.co.uk) / [www.gpc-forres.co.uk](http://www.gpc-forres.co.uk)