



Grant Street, Cullen, AB56 4XG

Offers Over £170,000

Hamish

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Hamish
PROPERTY PROFESSIONALS



- Built Circa 1900 With Period Details
- Large Living Room With Open Fireplace
- Gas Central Heating Via Worcester Combi Boiler
- Front Hallway With Handy Utility Room
- Timber Garage With Adjacent Outhouse
- Three Double Bedrooms Over Two Floors
- Separate Bathroom And Shower Room
- Majority Double Glazed Sliding Sash Windows
- Private Rear Garden With Patio And Borders
- Spacious, Approx. 143m² Internal Floor Area

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We can even pay for your Home Report!

Offers: Offers should be submitted to Hamish, Kintail House, Beechwood Park Inverness IV2 3BW and emailed to askhamish@hamish-homes.co.uk



This maisonette flat is bursting with character and offers bright and spacious rooms across three floors, with a private rear garden and generous internal layout. Built around 1900 and retaining a number of charming traditional details, the home includes three double bedrooms, two bathrooms and a large living room. With easy access to the heart of Cullen and the Moray Firth coastline just moments away, this is a rare opportunity to enjoy classic architecture and modern convenience in one of Scotland's most scenic seaside villages.

The front door opens into a clean and tidy hallway on the ground floor, finished in mint green with wooden flooring and crisp white painted detailing. Just off the hall is a practical utility room, fitted with a sink set into a worktop with a cupboard below and wall-mounted storage units on the opposite wall. There's space and plumbing for a washing machine, and windows on two sides fill the room with natural light. A timber staircase from the hallway then leads up to the first floor.

The first-floor landing opens into a spacious hallway, decorated in a soft patterned blue wallpaper with white-painted joinery and wooden flooring underfoot. The banister to the attic staircase rises neatly from here and a window allows additional daylight into the space.

On this floor, you'll find the living room which is a grand and elegant area with tall ceilings, striking green walls and eye-catching white cornicing and skirting boards. A large white fire surround with black inset frames the open fire, creating a wonderful focal point. The room is bright and welcoming, with a large sash window to the front and another to the rear which offers stunning views of the coastline and sea beyond. Decorative ceiling lighting adds to the room's charm and there's plenty of space for multiple sofas and furniture arrangements.

Leading directly off the living room is a generous double bedroom. Finished with crisp white walls, the room is fitted with a soft grey carpet and has a large window and radiator to the side, providing a comfortable and quiet sleeping area.

The kitchen/diner is a sizeable room fitted with traditional styled green cabinets with striking black handles. Black acrylic worktops are set against white tiled splashbacks for a clean and practical finish. A white built-in oven is positioned at eye level, while a white gas hob and extractor above, is set alongside. On another wall the stainless steel sink is nestled into a small counter with space below for a dishwasher and undercounter freezer. A large window on the outer wall brings in plenty of daylight while a table and chairs currently sit comfortably at the centre of the room. A radiator is positioned near the door.

The bathroom on this floor features a clean, white suite comprising a toilet, pedestal basin and bath with a wall-mounted mixer shower above. White tiling lines the walls for a bright, hygienic finish while a shower curtain offers splash protection. A frosted window allows light while preserving privacy and fittings include a white ladder towel radiator and mirrored wall mounted cabinet.

A stylish turning staircase rises to the attic level, where the landing provides access to two additional double bedrooms and a shower room.

The first attic bedroom is a colourful and welcoming room with dormer and velux windows. A wallpapered feature wall of vibrant birds adds personality, while the remaining walls are painted white and peach. The room is fitted with a light grey carpet and has a radiator near the door.

The second attic bedroom is another bright double room of similar shape, painted in soft green with white finishes and also fitted with a light grey carpet. A built-in wardrobe with mirrored doors is positioned on the far wall, and like the neighbouring room, there are dormer and velux windows and a radiator near the door.

The shower room on the attic floor includes a white toilet, floating sink and a shower cubicle with a wall-mounted electric shower. White tiling wraps around the walls and a small ladder-style towel radiator completes the fittings.

Most of the windows in the property are wooden-framed double-glazed sliding sash casements, with additional Velux-style roof lights on the attic level. The front door is timber-panelled and the rear door is part-glazed timber. Internal doors are a mix of solid and part-glazed timber designs while the staircases are made of softwood with handrails. Gas central heating is provided by a wall-mounted Worcester combination boiler located in a cupboard above the first-floor staircase. This supplies both heating via steel panel radiators and instantaneous hot water. Smoke detectors are installed on the ceilings of the hall, landing and living room for added safety.

Externally, the home enjoys a private area of garden ground to the rear, laid with flower borders, large mature shrubs and bushes. A paved patio provides a pleasant space to sit and relax and boundaries are defined by stone walls and timber fencing. A shared paved pedestrian path runs along the gable end to the rear. Included in the sale are a timber outhouse and a larger timber garage which is situated on land rented from the council, offering excellent storage or workshop potential.

Combining spacious living, traditional features and a coastal village location, this charming maisonette property presents a wonderful opportunity for homeowners, holidaymakers or those seeking a generous retreat by the sea. Early viewing is highly recommended so contact Hamish Homes today!

About Cullen

Cullen is a charming coastal village in Banffshire, lying on the Moray Firth just east of Elgin. Famous for its pastel-painted houses, picturesque harbour, sandy beaches and the iconic multi-arched viaduct, Cullen combines historic character with seaside appeal.

Local services include a bakery, butcher, pharmacy, pubs, cafés and a community-run heritage centre housed in the Town Hall. Cullen Primary School has a strong local reputation while older pupils attend Buckie High School seven miles away.

Cullen sits on the A98, with regular buses to Elgin and Buckie and for longer journeys, airports in Inverness and Aberdeen are around an hour away.

This vibrant village offers seaside living, rich history and a strong sense of community making it perfect for families or anyone seeking a coastal Highland lifestyle.



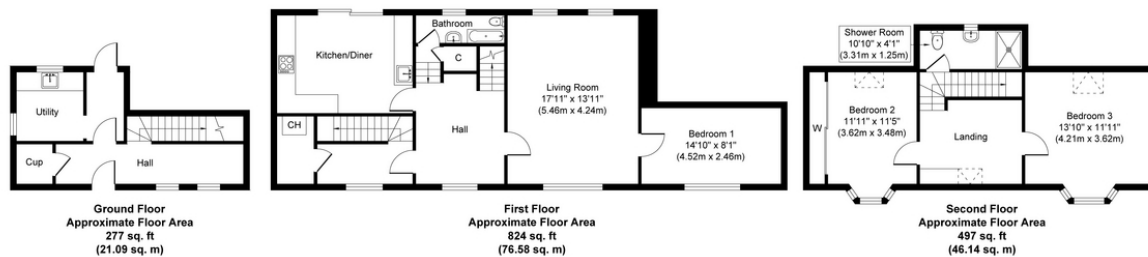


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 143 m²





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	56	67
England, Scotland & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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