



**REIDHAVEN, 8 SEAFIELD PLACE**  
CULLEN, MORAY

**Galbraith**



## REIDHAVEN, 8 SEAFIELD PLACE, CULLEN, MORAY

An impressive family home at the heart of a picturesque coastal town

Town centre 0.2 miles ■ Buckie 5 miles  
Elgin 22 miles ■ Aberdeen 56 miles

About 0.32 acres (0.13 ha)

Guide price £400,000

- 3 reception rooms. 5 bedrooms
- Superb location at heart of village
- Flexible accommodation
- Well appointed with many fine features
- Charming, well maintained enclosed garden
- Garage and useful outbuildings

**Galbraith**

Inverness  
01343 546362  
inverness@galbraithgroup.com

 OnTheMarket





### SITUATION

Reidhaven is positioned on Seafield Place and is potentially one of the most sought after addresses in the picturesque and highly desirable town of Cullen. Cullen is a historic coastal town located between the rivers Deveron and Spey on the Moray coastline and has a rich and diverse range of services and amenities. With various antique centres, independent vintage shops and an architectural salvage yard, the town has a unique charm with good day to day amenities and has a strong feeling of community with many amenities to support a variety of interests. There are well-established sporting clubs including a tennis and bowling club, an 18-hole links golf course nearby as well as football, badminton and many diverse craft and art groups. The town has a well-respected primary school whilst secondary schooling can be found at Buckie High, Keith Grammar or Milne's High School in nearby Fochabers. Cullen is also served by a post office, medical centre and Community Centre / Library whilst Buckie, some 5 miles to the east has a supermarket and a wider range of shops. Train stations at Keith and Elgin provide direct links to Aberdeen and Inverness whilst Elgin also offers various major supermarkets, a good selection of independent shops and further sporting and recreational amenities. Aberdeen provides all of the facilities expected from a modern and prosperous city, with an excellent selection of shopping, retail parks and associated services, rail links and airport.

Moray is renowned as being one of the sunniest and driest counties in Scotland and has a wide range of excellent places to stay, eat and shop. The county is famed for its breathtaking scenery, long sandy beaches and wildlife and offers some wonderful leisure and recreational opportunities. There are numerous golf courses accessible within a short drive. Local attractions include 'The Malt Whisky Trail', 'The Speyside Way', Cairngorm National Park, The Castle Trail together with other ancient monuments and villages of historical significance.

### DESCRIPTION

Reidhaven is an impressive, detached house located on the eastern side of Seafield Place in the popular village of Cullen. Built from stone under a slate roof and likely to date from around 1900, the house has not been actively marketed since the 1930's. Known locally as the 'Doctor's House', it was occupied for many years by the village doctor with her surgery conducted from the house. Well-appointed accommodation is provided over two storeys. On the ground floor, the vestibule and main hallway access two generously sized public rooms (living room and dining room), both of which have corniced ceilings and fireplaces. A passage leads to a useful 'craft' room whilst there is a study, a family room which could operate as an additional bedroom, a home office, shower room and a kitchen. A Butler's pantry provides useful storage space. On the first floor, the landing leads to a wonderful sun room with lovely views southwards over the garden, a box room, family bathroom and 4 bedrooms (one of which is in need of decoration).

The house has all of the features one would hope to find in a property of this age and character including open fireplaces, tall corniced ceilings and bay windows. The house appears to be in generally good order and in essence is a very appealing family home.

### ACCOMMODATION

#### Ground Floor:

Vestibule. Hall. Living Room. Dining Room. Craft Room. Study. Inner Hall. Family Room. Office (5th Bedroom). Shower Room. Kitchen. Butler's Pantry.

#### First Floor:

Landing. Bathroom. Sun Room. Box Room. 4 Bedrooms.

### GARDEN

Outside, the garden is no less impressive than the house. Enclosed by a stone wall and hedging, the garden comprises a wonderful array of scallop edged lawns screened and separated by many mature hedges and trees along with several well stocked beds and borders. There is a useful garage with an adjoining workshop in addition to a timber garden store. Off street parking is available to the rear of the house which is accessed from a part owned private lane.

### SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)



| Water | Electricity | Drainage | Tenure   | Heating | Council Tax | EPC | Broadband | Mobile |
|-------|-------------|----------|----------|---------|-------------|-----|-----------|--------|
| Mains | Mains       | Mains    | Freehold | Gas     | Band E      | D57 | BT / EE   | YES    |

### FLOOD RISK

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

### DIRECTIONS

From the A98 (Seafield Road) the entrance to Seafield Place is on the northern side of Seafield Street. Reidhaven is the third house on the right hand side of Seafield Place. See site and location plans for details.

### ACCESS

The subjects can also be accessed over a part owned lane to the north side of the property (between no's 8 and 10).

### POST CODE

AB56 4TE

### WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: silk.clash.landlady

### SOLICITORS

AC Morrison & Richards (Aberdeen)

### LOCAL AUTHORITY

Moray Council

### FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars. The vendors may wish to retain the owl shaped garden gate subject to discussion and agreement with the purchaser.

### VIEWINGS

Strictly by appointment with the Selling Agents.

### ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.





**Reidhaven, 8 Seafield Place, Cullen AB56 4TE**

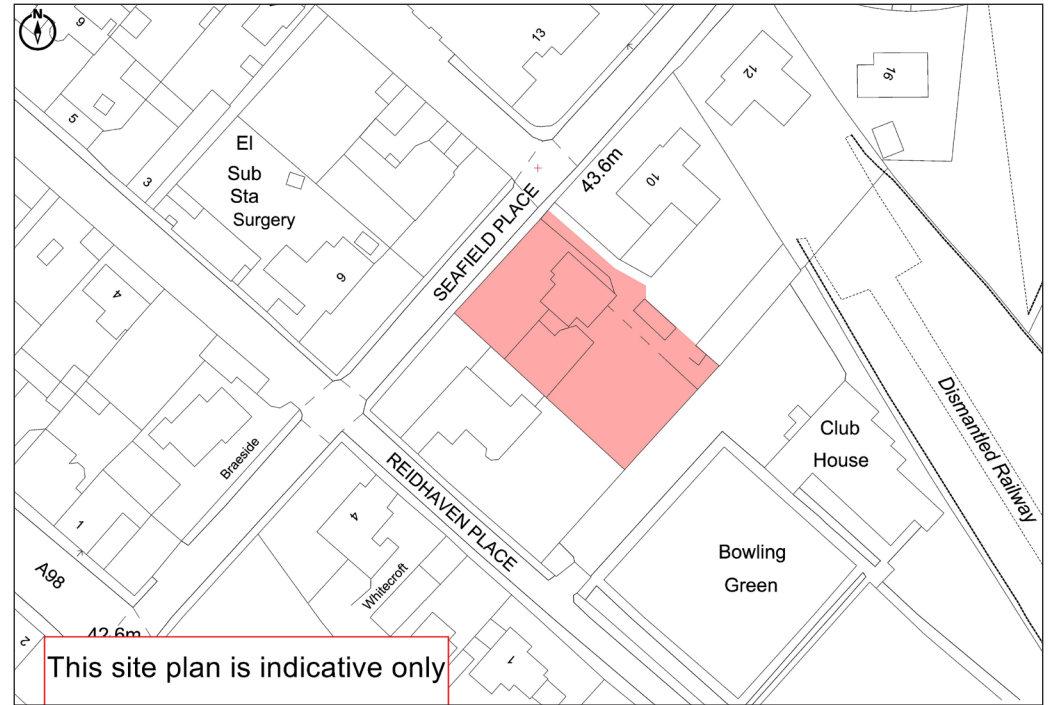


Illustration for identification purposes, actual dimensions may differ. Not to scale.

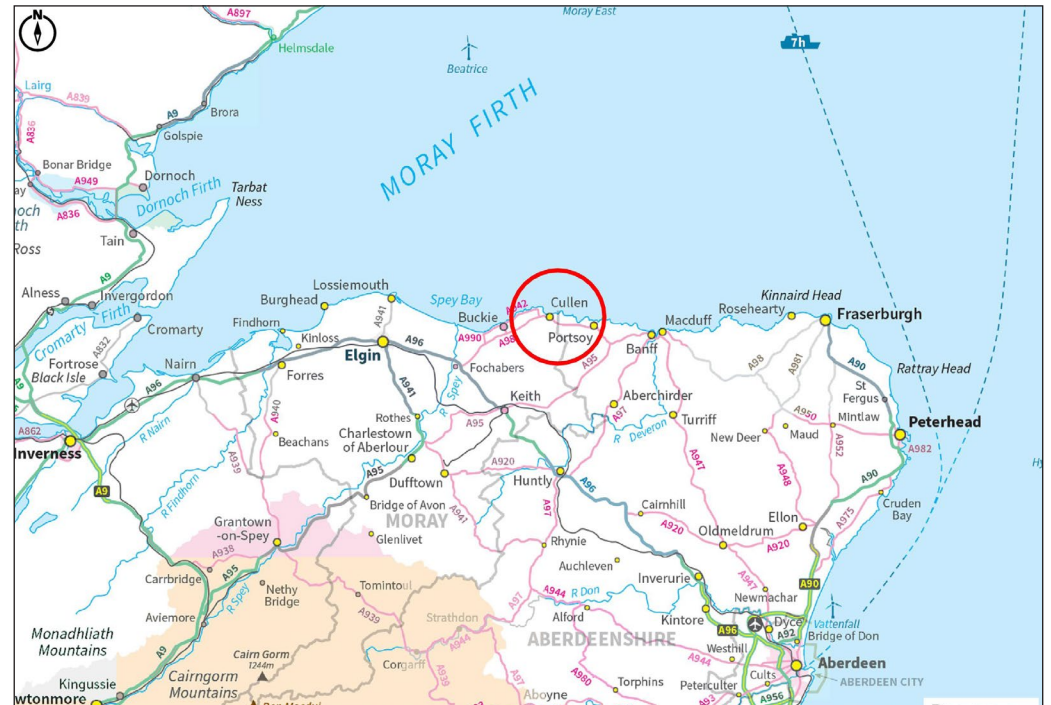
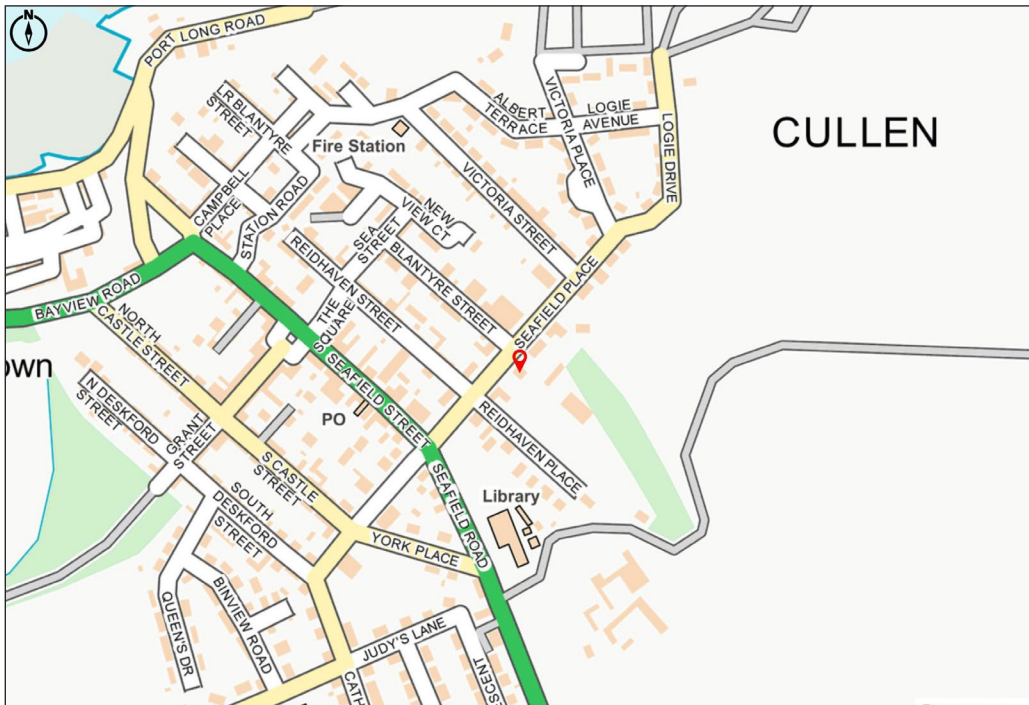
**IMPORTANT NOTES**

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in June 2024





This site plan is indicative only









Galbraith