

STEWART & WATSON

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1 HOPE STREET
PORTESSIE, BUCKIE, AB56 1SP



Traditional Detached Dwellinghouse

- Popular residential area close to Moray Firth Coast
- Family accommodation with D.G & gas C.H
- Lounge, Fitted Dining Kitchen, Sitting Room/Bedroom 5
- Bathroom & 4 Bedrooms. Summerhouse.
- Enclosed rear garden. Front garden & off-road parking.

Offers Over £185,000
Home Report Valuation £185,000

www.stewartwatson.co.uk

1 HOPE STREET, PORTESSIE, BUCKIE, AB56 1SP

TYPE OF PROPERTY

We offer for sale this traditional detached dwellinghouse, which is situated in a popular residential area on the lower part of the coastal village of Portessie. The property is close to the picturesque Moray Firth Coast and in particular the sandy beach at Strathlene. Village shop, Nursery/Primary School and bus stop and all close by with additional shops, supermarkets and amenities being found in the neighbouring town of Buckie. This property offers accommodation over two floors and benefits from full double-glazing and mains gas central heating. The present owner has presented the property well, it has been tastefully decorated in neutral tones. All fitted floorcoverings, curtains, window blinds and light fittings are to be included in the price leaving this home in a move in condition.

ACCOMMODATION

Hallway

Enter through glass panelled exterior door into the hallway, which has doors to the lounge, sitting/family room and bedroom 4. Built-in under stair cupboard. The staircase

allows access from this area to the first floor accommodation.



Lounge

4.36 m x 3.37 m

Glass panelled door from the entrance hallway. Front facing window. Glass panelled door with steps leading up to the rear hallway.



Rear Hallway

This area has doors to the lounge, dining kitchen and bathroom. Glass panelled exterior door to the rear garden area.

Dining Kitchen

3.52m x 3.00 m

Front facing window. Fitted with a selection of base and wall mounted units in a grey coloured, matt effect finish with granite effect countertops and mid-wall panelling.

Integrated 5-burner gas hob, electric oven, extractor hood and fridge freezer. One and a half bowl sink and drainer unit with mixer tap.

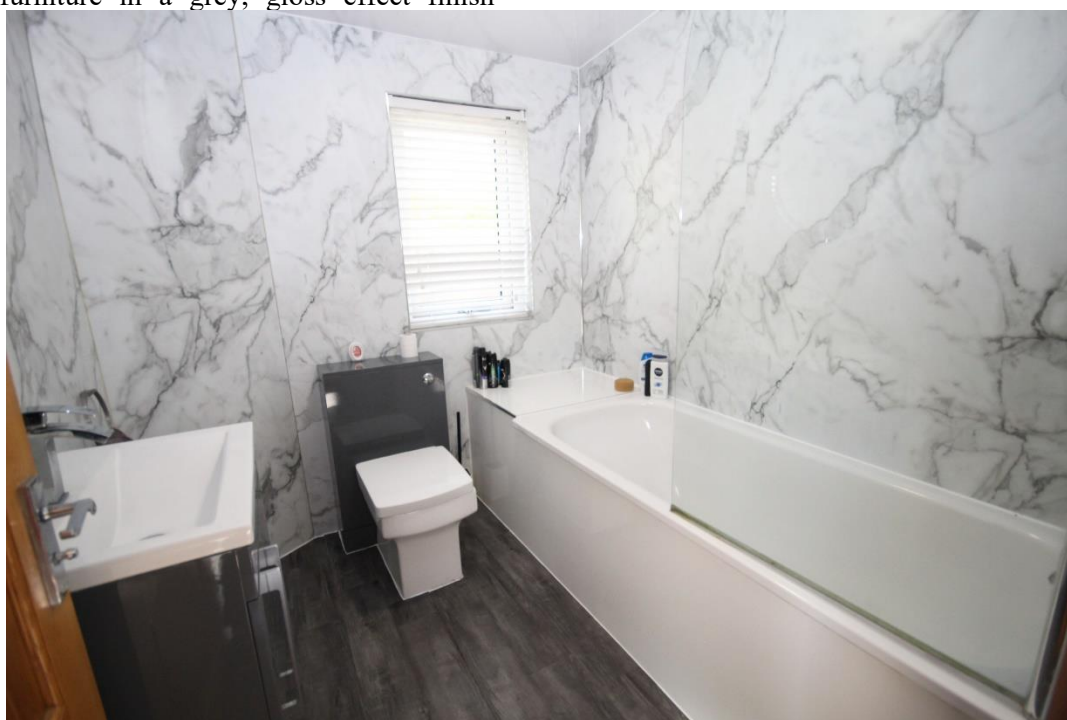


Bathroom

2.28 m x 2.04 m

Side facing window. Fitted with a white suite comprising of toilet, wash-hand basin and bath with shower fitment above. Fitted furniture in a grey, gloss effect finish

providing useful storage cupboards and enclosing the cistern. Marble effect wet-wall panelling. Heated towel ladder radiator.



Family/Sitting Room/Bedroom 5 **4.48 m x 2.66 m**
 Double aspect room with front and rear facing windows. Presently used as a ground floor, double size bedroom but providing space for a family sitting room or as a childrens toy/games room. Double built-in cupboard with sliding doors, fitted shelf and hanging rail.



Bedroom 4 **3.42 m x 2.12 m**
 Rear facing window.



Staircase
 A carpeted staircase with wooden banister and spindles allows access from the entrance hallway to the first floor accommodation. The first floor landing has a front facing window and doors to bedroom 1, bedroom 2 and bedroom

3. The first floor accommodation has some coombed ceilings and measurements are given at widest points.



Bedroom 1 **4.32 m x 3.44 m**
 Double aspect room with front and rear facing windows. A view towards the Moray Firth can be appreciated between the properties opposite. Purpose built cupboard housing the gas central heating boiler. Ceiling hatch allowing access to the loft space.



Bedroom 2 4.42 m x 2.70 m
Double size bedroom with front facing window.

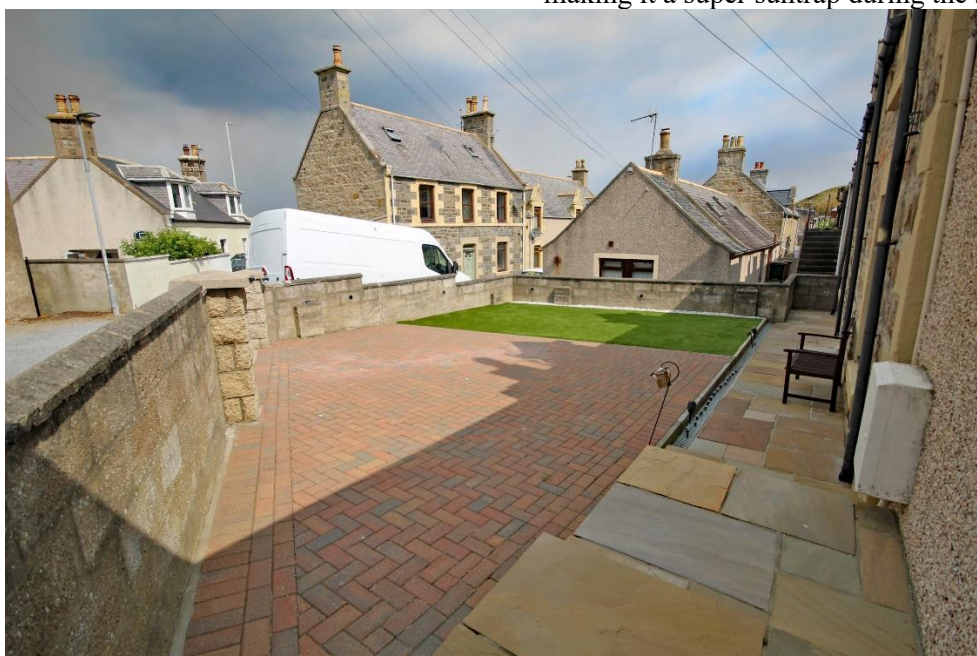


Bedroom 3 3.94 m x 2.16 m
Rear facing Velux style roof window.



OUTSIDE

The garden area to the front of the property has been laid in artificial grass with a paved seating area. A block paved driveway provides off road parking spaces. A paved path at the side of the property allows access via a metal gate to the rear garden. The rear garden is enclosed and has been laid in paving and artificial grass for ease of maintenance. The rear patio area enjoys a generally southerly aspect making it a super suntrap during the summer months.



SERVICES

Mains water, electricity, gas and drainage.

ITEMS INCLUDED

All fitted floorcoverings, curtains, window blinds and light fittings. The integrated kitchen appliances. Summerhouse.

Council Tax

The property is currently registered as band B

EPC Banding

EPC=D

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.

The Property Shop, 2 Main Street, Turriff AB53 4AD (01888) 563777
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25 Grant Street, Cullen, AB56 4RS Mon-Fri 1pm-4pm (01542) 840408
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