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31A AIRD STREET
PORTSOY, AB45 2RD



Detached Modern Dwellinghouse

- Popular residential area close to shops & schools in coastal town
- Spacious home requiring finishing works. D.G & gas C.H
- Lounge with Veranda, Dining Kitchen, Family Room, Utility Room
- Office, Bathroom, Wet Room & 5 Bedrooms. Extensive Basement/Workshop.
- Large Garden Areas. Off road parking. Double Garage. Car Port

Offers Over £255,000
Home Report Valuation £255,000

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TYPE OF PROPERTY

We offer for sale this detached modern dwellinghouse, which is situated on the southeastern fringe of the popular coastal town of Portsoy. The property is conveniently placed for the town centre shops, Primary and Nursery School and amenities with additional supermarkets and secondary education being available in the nearby town of Banff. This home offers extremely spacious family accommodation over two floors with double glazing and mains gas central heating (new combination boiler installed 2024). An added bonus is the extensive basement spanning the entire footprint of the property. The present owner has started a modernisation project of the property but it is an unfinished project and will be sold as seen giving any purchaser the ability to put their own stamp on this super family home. Any fitted floorcoverings, curtains, window blinds and light fittings within the property will remain and are included in the price. **Viewing is essential and is the only way one can fully appreciate the spacious accommodation and excellent potential this fine family home has to offer.**

ACCOMMODATION

Vestibule

Enter through glass panelled exterior door into the vestibule. Coat hooks. Floor tiling. Double, glass panelled doors to the hallway.

Hallway

Enter into a spacious hallway, which allows access to the lounge, dining kitchen, wet room, office and 2 bedrooms. Floor tiling. The staircase allows access from this area to the first floor accommodation.



Lounge **5.55 m x 4.64 m**
Spacious, double aspect room with side facing window and front facing patio doors allowing access onto the veranda.

Wooden mantle, marble fireplace and hearth with living flame effect fire. Floor tiling.





Dining Kitchen

6.70 m x 4.19 m

Open plan kitchen/dining room with side facing window and 2 front facing windows. The kitchen area has been fitted with a selection of base and wall mounted units in a white finish with wood effect countertops. Integrated

electric hob, oven, extractor hood and dishwasher. One and a half bowl sink and drainer unit with mixer tap. Fitted breakfast bar providing an informal dining space. Floor tiling. Doorway to the utility room.





Utility Room **3.13 m x 2.48 m**

Walk-in cupboard area with fitted shelving and hooks. Open plan to the family room.

Family Room **3.23 m x 3.22 m**

Large front facing window and 2 rear facing windows. Wall mounted gas central heating boiler. Glass panelled exterior door giving access to the rear garden.



Bedroom 1 **4.56 m x 3.93 m**

Large double size bedroom with rear facing window giving views towards open farmland at the rear of the property.

Wet Room **2.85 m x 2.34 m**

Rear facing window. Fitted with a white toilet and wash-hand basin walk-in shower area. Fitted furniture providing useful storage and enclosing the cistern.



Office **4.21 m x 3.43 m**

An L-shaped room with rear facing window. Door with steps leading down to the basement and integral garage.



Bedroom 2 **4.36 m x 3.20 m**

Large double size bedroom with side facing window. Fitted furniture comprising of wardrobes, cupboards, drawers and a vanity area.



Staircase

A carpeted staircase gives access from the hallway to the first floor accommodation. The first floor landing has doors to the bathroom and the 3 first floor bedrooms. **The first floor accommodation has some coombed ceilings and measurements are given at widest points.**

Bedroom 3**4.30 m x 4.23 m**

Side facing window. Double built-in cupboard. Door allowing access to the eaves storage space.

**Bathroom****3.96 m x 2.64 m**

Front facing Velux style roof window. Fitted with a white suite comprising of toilet, wash-hand basin, bath and separate corner shower cubicle. Built-in cupboard with fitted shelving. Wetwall panelling within the shower area.

**Bedroom 4****4.05 m x 2.31 m**

Front facing Velux style roof window. Double built-in cupboard with sliding mirror doors and light.

**Bedroom 5****4.34 m x 2.40 m**

Side facing window. Double built-in wardrobe with sliding mirror doors and light. Door allowing access to the eaves storage space.

**Basement/Workshop/Double Garage**

An extensive basement spans the entire footprint of the property incorporating a double garage, workshop and store. Power points, lights and water tap. Two doors allow car access from the driveway at the front of the property. The basement can also be accessed via a staircase from the office.

OUTSIDE

The property occupies a generous site with garden areas to the front, side and rear. Stone and block-built walls define the boundaries. A tarred drive allows access to the integral double garage, carport and provides off road parking for numerous vehicles. Steps lead up from the driveway to the veranda and main entry door. The garden areas are currently in an overgrown, unkempt state and will require development.

Outbuildings

Garden store. Timber summerhouse. Carport.



SERVICES

Mains water, electricity, gas and drainage.

ITEMS INCLUDED

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

Council Tax

The property is currently registered as band E

EPC Banding EPC=C

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.

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