

STEWART & WATSON

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34 SOUTH HIGH STREET
PORTSOY, AB45 2NT



Traditional Semi-Detached Cottage

- Close to town centre in picturesque coastal town
- Mains gas C.H, partial D.G & wood burning stove
- Hallway, Lounge, Fitted Dining Kitchen (with appliances)
- Shower Room & 2 Double Bedrooms.
- Enclosed garden areas. Outbuilding.

Offers Over £145,000
Home Report Valuation £165,000

www.stewartwatson.co.uk

TYPE OF PROPERTY

We offer for sale this traditional style semi-detached cottage which is situated within a popular residential area of the coastal town of Portsoy. The property is conveniently placed for the town centre shops and amenities. The picturesque harbour and many coastal paths are close by. This charming cottage has been upgraded and modernised over recent years, offering spacious, well-appointed single storey accommodation with mains gas central heating, partial double-glazing and a wood burning stove. The property also has the bonus of its own enclosed garden areas and outbuilding. The present owners have presented the property well, it has been decorated in fresh neutral tones and all fitted floorcoverings, any curtains, window blinds and light fittings are to be included in the sale 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, bedroom 1 and the shower room. Front facing window. Ceiling hatch allowing access to the loft space.

Lounge

3.95 m x 3.62 m

Bright and airy double aspect room with the side facing window and 2 front facing windows. Substantial wooden fire surround, recessed fireplace with wood burning stove set on a tiled hearth. Door to bedroom 2. Open plan with a step up to the dining kitchen.



Dining Kitchen

2.83 m x 2.86 m

Rear facing window and Velux style roof window. The kitchen area has been fitted with a quality selection of base and wall mounted in a modern, grey coloured, shaker style finish with slate effect countertops and midwall panelling.

Double wall unit, with glass display fronts. The gas cooking range, integrated fridge, dishwasher and cooker hood are to be included in the price. Sink and drainer unit with mixer tap.



Bedroom 2 3.73 m x 2.60 m
Double size bedroom with 2 front facing windows. Ceiling hatch allowing access to the loft.

and hanging rail. The gas central heating boiler is concealed within the wardrobe.



Bedroom 1 3.86 m x 2.30 m
Double size bedroom with two front facing windows. Triple built-in wardrobe with sliding doors, fitted shelving



Shower Room

2.84 m x 1.32 m

Fitted with a white suite comprising of toilet, wash-hand and shower cubicle. Full wet wall panelling. Traditional style radiator with towel rail.



OUTSIDE

The property occupies a generous size site with garden areas to the front and side. The front garden enjoys a generally southerly and has been laid in paving and stone chips for ease of maintenance creating a super spot for alfresco dining and enjoying the afternoon sun. A wooden gate allows access from the patio area onto the side garden. The side garden is again enclosed and is presently undeveloped providing an excellent opportunity for development. Pedestrian access from South High Street over the adjoining property. Stone built outbuilding. Steps allow pedestrian access from the garden down to Burnside.



SERVICES

Mains water, electricity, gas and drainage.

ITEMS INCLUDED

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

N.B

The property is presently fully furnished, and all items of furniture, furnishings and appliances can be made available for sale by separate negotiation.

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 Banff Office on 01261 818883

Email banff.property@stewartwatson.co.uk

Reference Banff/

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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