

STEWART & WATSON

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2 MORAY VIEW COURT
PORTESSIE, BUCKIE, AB56 1TE



Detached Modern Bungalow

- Sought after residential cul-de-sac in popular coastal village
- Spacious, modernised home with D.G & mains gas C.H
- Large Lounge, Dining Room, Fitted Dining Kitchen, Sun Lounge
- Utility Room, Shower Room & 3 Double Bedrooms (1 with en-suite).
- Generous site with well-tended gardens surrounding. Driveway & Garage.

Offers Over £298,000
Home Report Valuation £300,000

www.stewartwatson.co.uk

2 MORAY VIEW COURT, PORTESSIE, BUCKIE, AB56 1TE

TYPE OF PROPERTY

We offer for sale this detached modern bungalow which is situated within a sought-after residential area cul-de-sac on the upper part of the coastal village of Portessie. The property is conveniently placed for the local nursery and primary school and convenience store with additional shops, supermarkets and amenities being available in the neighbouring town of Buckie. This property offers spacious, well-appointed single storey accommodation, it has been upgraded and modernised over the years and benefits from full double-glazing (new windows and exterior doors 2021) and mains gas central heating (new boiler installed 2020). The present owner has fitted a modern selection of units within integrated appliances in the dining kitchen and utility room and has fitted new suites in the wet/shower room and en-suite. This lovely home has been freshly decorated and is well presented. All fitted floorcoverings, curtains, window blinds and light fittings are to be included leaving this home in a true move-in condition.

ACCOMMODATION

Vestibule

Enter through glass panelled exterior door into the vestibule. Glass panelled door to the hallway.



Hallway

Enter into the T shaped hallway, which has doors to the lounge, dining kitchen, wet/shower room and all 3 bedrooms. Double built in cupboard with sliding doors, fitted shelving and hanging rail. Ceiling hatch allowing access to the loft space.



Lounge

5.38 m x 4.10 m

A spacious room with large front facing window overlooking the garden. Double glass panelled doors to the dining room.



Dining Room

3.67 m x 2.90 m

Side facing window. Door to the dining area of the dining kitchen.



Dining Kitchen

5.37 m x 3.59 m

Spacious, open plan kitchen diner with double rear facing window overlooking the rear garden. The kitchen area has been fitted with a modern selection of base and wall mounted units, white finish with marble effect countertops. Integrated induction hob and double oven. One and a half bowl sink and drainer unit with mixer tap. Splashback tiling. Open plan to the dining area and sun lounge. Doors to the hallway, utility room and dining room.



Sun Lounge

3.45 m x 2.94 m

A lovely space to the rear of the dining area enjoying views

over the rear garden. Double glass panelled doors leading to the rear garden.



Utility Room

4.10 m x 1.72 m

Side facing window. Fitted with a modern selection of base and wall mounted units in a white finish with wood effect counter tops and upstands. Sink and drainer unit with mixer tap. The gas central heating boiler is concealed within one of the wall cabinets. Glass panelled exterior door.



Wet/Shower Room

2.84 m x 2.20 m

Rear facing window. Fitted with a white toilet and wash-hand basin. Accessible shower area with glazed shower screens. Wetwall panelling within the shower area and to dado height in the remainder of the room. Fitted furniture in white gloss effect finish providing excellent storage cupboards enclosing the cistern. Mirrored wall cabinet. Heated towel ladder radiator.



Bedroom 1

4.03 m x 2.87 m

Spacious, double size bedroom with double rear facing window. Double built-in wardrobe with sliding mirror doors, fitted shelf and hanging rail. Door to the en-suite.

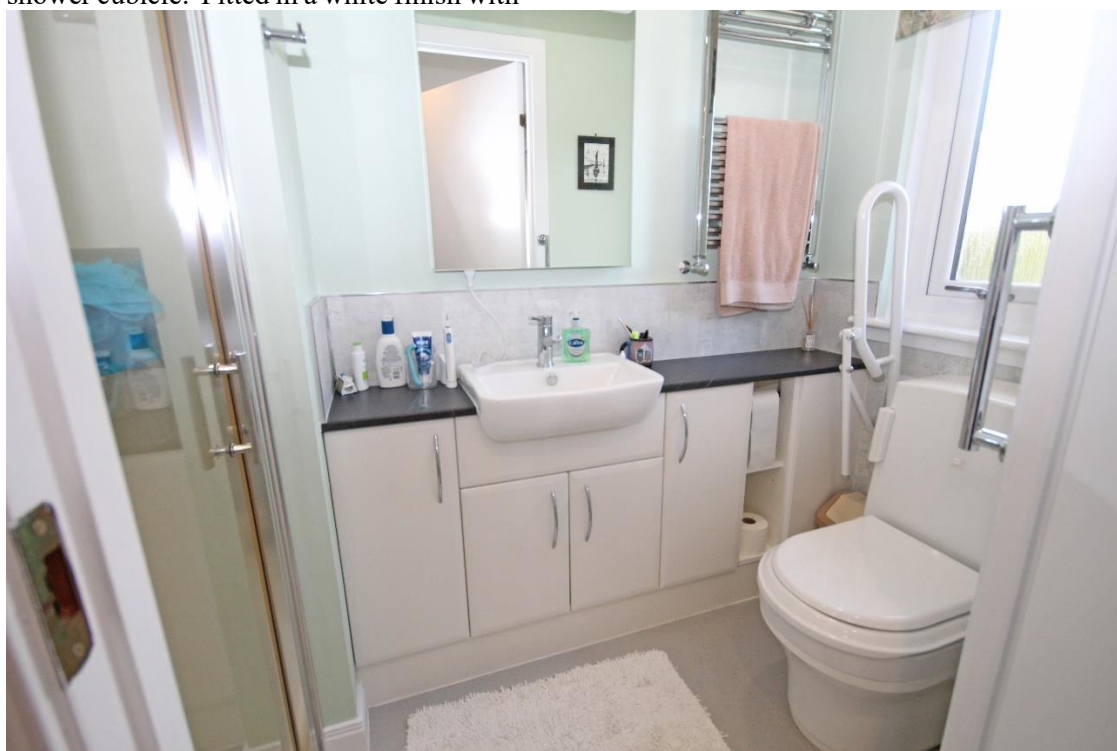


En-suite

2.92 m x 1.15 m

Rear facing window. Fitted with a white suite comprising of Closomat (wash & dry) toilet, wash-hand basin and large shower cubicle. Fitted in a white finish with

slate effect tops providing useful storage cupboards. Wetwall panelling. Heated towel ladder radiator. Illuminated wall mirror.



Bedroom 2**3.48 m x 3.10 m**

Double size bedroom with front facing window. Double built-in wardrobe with sliding mirror doors with fitted shelf and hanging rail.

**Bedroom 3****4.03 m x 2.95 m**

Double size bedroom with front facing window. Double built-in wardrobe with sliding mirror doors and fitted shelving.



between the front and rear gardens. The garden to the rear of the property is enclosed and enjoys a generally westerly aspect making it a super suntrap in the summer months. The rear garden has been well tended with areas laid in grass and shrub borders well stocked with an abundance of mature shrubs and perennial plants. Paved patio areas. Rotary clothes dryer. Exterior lights, water tap and power points. Wooden garden shed.

**OUTSIDE**

The property occupies a generous site with garden areas surrounding. A tarred drive at the rear of the property allows access to the garage and provides off road parking spaces. The garden to the front has areas laid in grass and stone chips and is well stocked with established plants and shrubs. Paths at either side of the property allow access

Garage**7.26 m x 3.38 m**

Attached garage with electric, roller door allowing car access from the driveway at the front of the property. Rear

facing window. Workbench. Lights, power points and 2 water taps. Glass panelled exterior door to the rear garden.



SERVICES

Mains water, electric, gas and drainage.

ITEMS INCLUDED

All fitted floorcoverings, curtains window blinds and light fittings. The integrated kitchen appliances. Wooden garden shed.

Council Tax

The property is currently registered as band E

EPC Banding

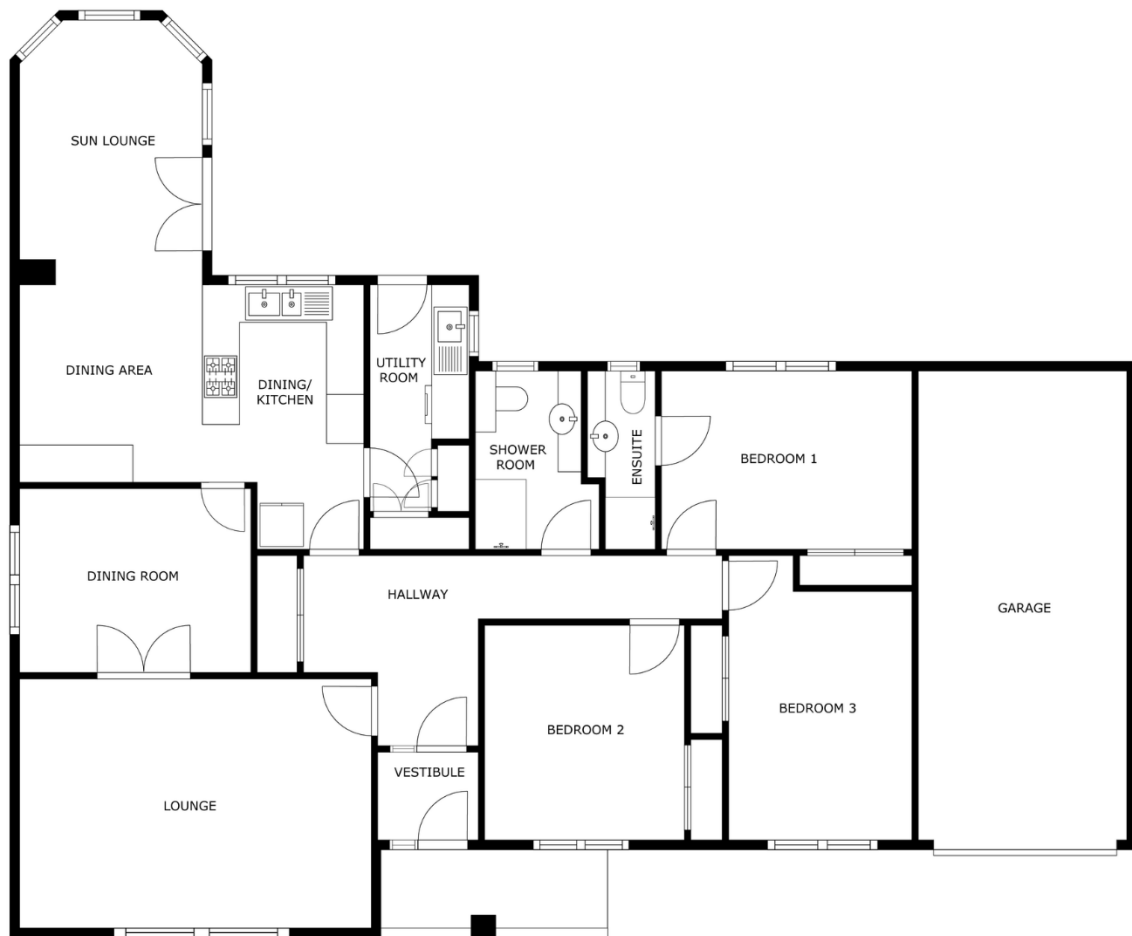
EPC=C

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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