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**44 GORDON STREET
PORTGORDON, AB56 5QR**



Traditional Semi-Detached Dwellinghouse

- Spacious family home in popular coastal location
- D.G, gas C.H & wood burning stove
- Hallway, Lounge, Sitting/Dining Room, Kitchen
- Bathroom & 3 Double Bedrooms.
- Enclosed rear garden giving sea views.

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

www.stewartwatson.co.uk

TYPE OF PROPERTY

We offer for sale this traditional semi-detached dwellinghouse, which is situated in the lower part of the coastal village of Portgordon. This home occupies a prime sea front location boasting lovely uninterrupted views across the Moray Firth from the rear of the property making it ideal for spotting a variety of wildlife and enjoying the beautiful Moray Firth sunsets. Portgordon has a village store, Primary/Nursery School and bowling club, additional shops, supermarkets and leisure facilities can be found in the neighbouring town of Buckie. This home offers spacious accommodation over two floors and benefits from full double-glazing, mains gas central heating and a wood burning stove. Many traditional features have been retained including the panelled internal doors and impressive staircase. All fitted floorcoverings, curtains, window blinds and light fittings within the property will remain and are included in the price.

ACCOMMODATION

Hallway

Enter through glass panelled exterior door into the entrance hallway, which has doors to the lounge/bedroom 4 and the sitting room. The staircase allows access from this area to the first floor accommodation.



Lounge/Bedroom 4 **4.95 m x 3.33 m**
Front facing window. Substantial wooden fire surround, traditional fireplace with tiled hearth. Recessed alcove with fitted display shelving. Presently used as a lounge but providing space for use as an additional ground floor bedroom.



Sitting Room **4.98 m x 3.32 m**
Front facing window. Substantial wooden fire surround, recessed fireplace with wood burning stove set on a tiled

hearth. Recessed alcove with double cupboard fitted below. Doors to the kitchen and the dining room/bedroom 3.



Dining Room/Bedroom 3

4.28 m x 2.55 m

Rear facing widow. Presently used as a ground floor double size bedroom but providing space for use as a family/dining room if required. Large understairs storage area with fitted shelving and hanging rails.

Kitchen

4.04 m x 2.74 m

Triple rear facing window. Fitted with a selection of base and wall mounted units in a shaker style finish with contrasting granite effect countertops. Double sink unit with mixer tap. Gas central heating boiler. Glass panelled exterior door giving access to the rear garden.



Staircase

Sweeping staircase with fitted carpet runner, timber banister and traditional balustrades gives 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 the bathroom. **The first floor accommodation has some coombed ceilings and measurements are given at widest points.**



Bedroom 1

4.94 m x 3.96 m

Spacious, double size bedroom with front facing window. Ceiling hatch allowing access to the loft space.



Bedroom 2

4.95 m x 2.83 m

Double size bedroom with front facing window.



Bathroom

4.04 m x 2.55 m

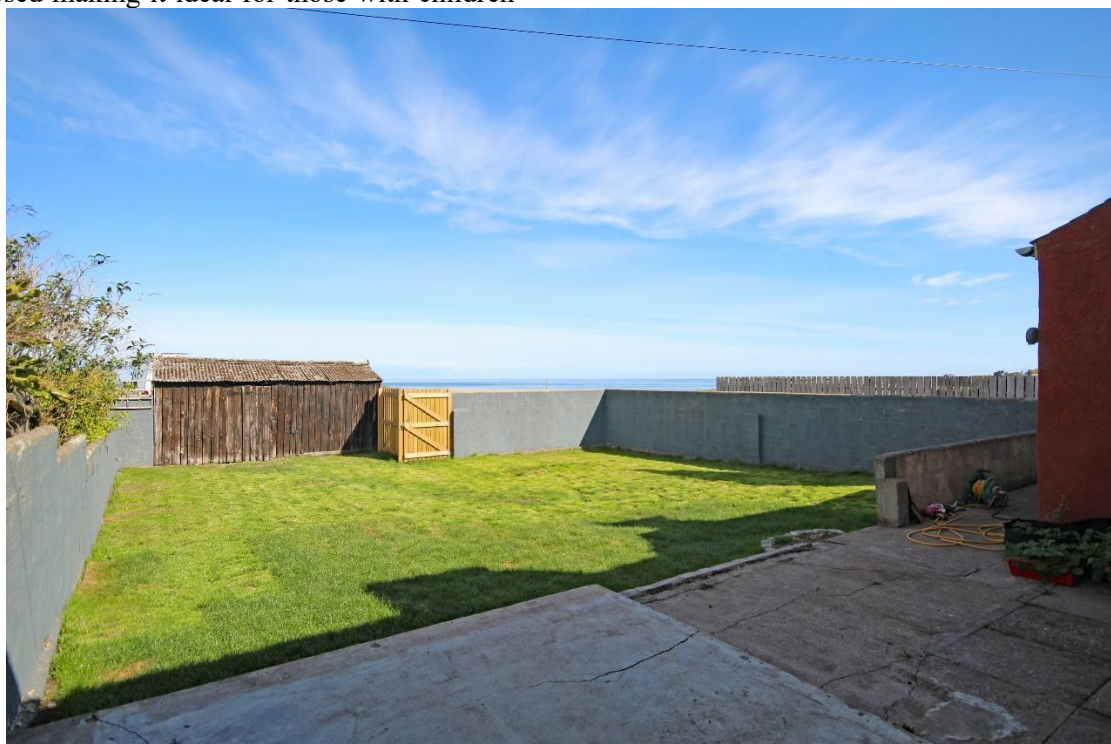
Rear facing window giving lovely views towards the shore and across the Moray Firth. Fitted with a white suite with contrasting black accents and fittings, comprising of toilet, wash-hand basin, freestanding bath and separate walk-in shower. Heated towel ladder radiator.



OUTSIDE

A good size garden lies to the rear of the property. The rear garden is enclosed making it ideal for those with children

and pets. Area laid in grass. A paved patio area provides a super spot for alfresco dining and enjoying the lovely sea views and beautiful sunsets. Outside light and water tap.





SERVICES

Mains water, electricity, gas and drainage.

ITEMS INCLUDED

All fitted floorcoverings, curtains, window blinds and light fittings

Council Tax

The property is currently registered as band B

EPC Banding EPC=D

Viewing

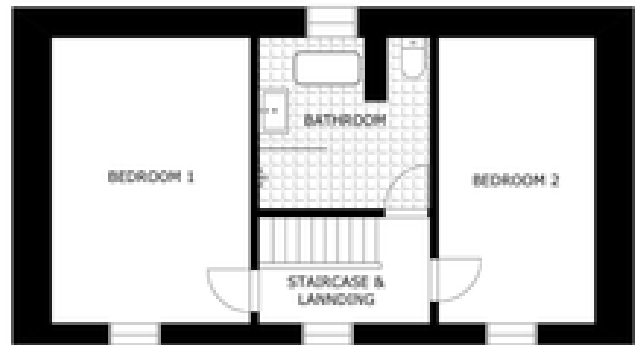
By appointment only which can be arranged by contacting our Buckie Office on 01542 833255

Email buckie.property@stewartwatson.co.uk

Reference Buckie/CF



FLOOR 1



FLOOR 2

This floor plan is not to scale and is for illustrative purposes only.

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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