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MORAYSYDE
5 STUART STREET
PORTESSIE, BUCKIE, AB56 1TB



Traditional Detached Family Dwellinghouse

- Residential cul-de-sac close to local shops & schools
- Family home with D.G, 2 wood burning stoves & electric heating
- Vestibule, Hallway, Lounge, Sitting/Dining Room,
- Fitted Kitchen, Bathroom, Office & 4 Bedrooms (1 with en-suite)
- Enclosed rear garden with various sheds.

Offers Over £249,000
Home Report Valuation £255,000

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MORAYSIDE, 5 STUART STREET, PORTESSIE, BUCKIE, AB56 1TB

TYPE OF PROPERTY

We offer for sale this traditional detached dwellinghouse, which is situated in a popular residential cul-de-sac on the upper part of the coastal village of Portessie. The property is conveniently placed for the village shop and the Primary/Nursery schools, the picturesque Moray Firth Coast, and particularly the sandy beach at Strathlene. Shops, supermarkets and leisure facilities are available in the neighbouring town of Buckie. A cycle/foot path at the top of the street allows access to the coastal village of Findochty to the east and Buckie to the west. Morayside offers spacious, well-appointed family accommodation over two floors, it has been upgraded and modernised over recent years but many of the traditional features have been retained including the panelled internal doors, staircase and period fireplaces. This home benefits from double glazing, new electric heating and 2 wood burning stoves. The present owners have presented the property well, it has been

decorated in neutral tones and all fitted floorcoverings, curtains, window blinds and light fittings are included leaving this home in a true move in condition.

ACCOMMODATION

Vestibule

Enter through glass panelled exterior door with stained glass name panel above into the vestibule. Traditional floor tiling. Traditional door with decorated glazed panel to the hallway.

Hallway

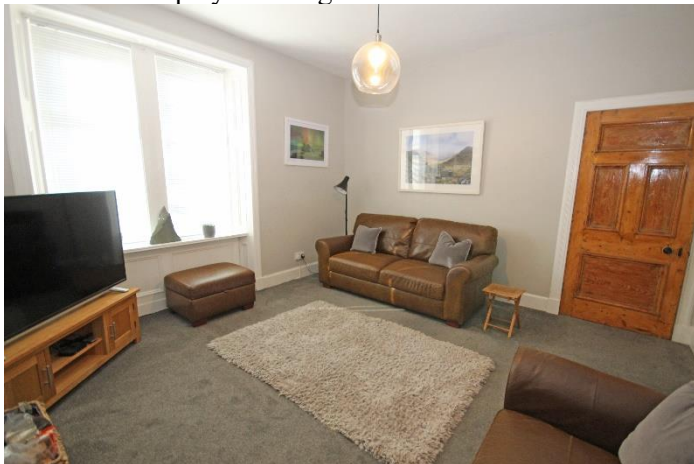
Enter into the hallway, which has doors to the lounge, sitting/dining room, kitchen, bathroom and bedroom 4. The staircase gives access from this area to the first floor accommodation.



Lounge

4.00 m x 3.86 m

Double front facing window. Recessed fireplace with wood burning stove set on a slate hearth. Recessed alcove with fitted book/display shelving.





Sitting/Dining Room **4.00 m x 3.86 m**
Double front facing window. Traditional wooden fire surround with tiled backing, hearth and recessed wood burning stove. Built-in cupboard with fitted shelving. Presently used as a family sitting/dining room but providing space for use as an additional double size ground floor bedroom if required.



Dining Kitchen

7.11 m x 2.24

Glass panelled door from the hallway. A spacious kitchen spanning the whole of the rear extension with two double, rear facing windows and 2 large, glazed ceiling domes making this an exceptionally bright and airy room. The kitchen has been fitted with a quality selection of base and wall mounted units in a pale grey coloured, shaker style finish with solid countertops and upstands. Integrated electric hob, double oven and extractor hood. Deep 'Belfast' style sink. Glass panelled exterior door giving access to the rear garden.



Bedroom 4

4.02 m x 2.25 m

Rear facing window overlooking the garden. This room is presently used as a ground floor double bedroom.



Bathroom

3.18 m x 2.24 m

Side facing window. Fitted with a white suite comprising of toilet, wash-hand basin and P-shaped bath with shower fitment above. Full wall tiling. Heated towel ladder radiator. Built-in cupboard with fitted shelving. Built-in understairs cupboard.



Staircase

A carpeted staircase allows access from the hallway to the first floor accommodation. Rear facing Velux style roof window on the staircase. The first floor landing has a rear facing window and doors to the office/study and 3 first floor bedrooms. Built-in cupboard with fitted shelving. Ceiling hatch allowing access to the loft space. **The first floor accommodation has some coombed ceilings and measurements are given at widest points.**

Bedroom 1

4.16 m x 3.50 m

Spacious double size bedroom with front facing window. Traditional bedroom fireplace and hearth. Door to the en-suite shower room.



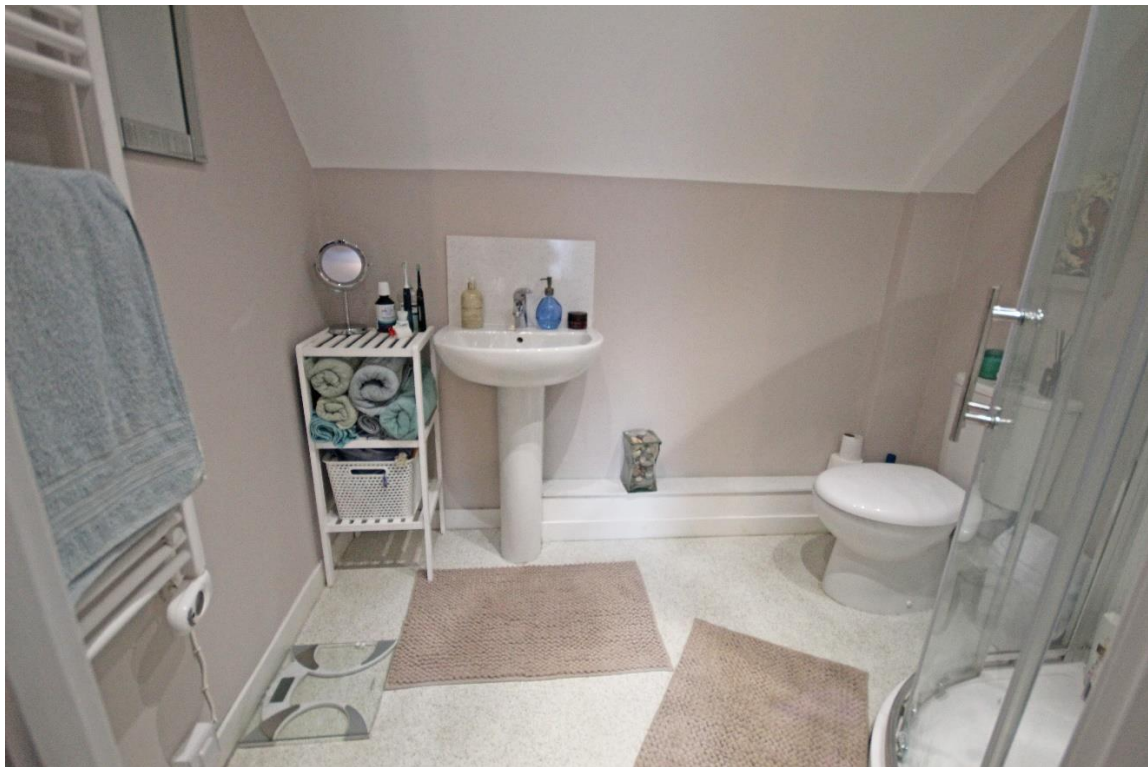


En-suite

2.33 m x 1.65 m

Fitted with a white suite comprising of toilet, wash-hand

basin and corner shower cubicle. Wet wall panelling within the shower area. Heated towel ladder radiator.



Office/Study

2.93 m x 1.58 m

An ideal home office/study or possible nursery/single bedroom with front facing window. Built-in cupboard with fitted shelving.

Bedroom 2

4.13 m x 3.86 m

Double size bedroom with front facing window. Traditional bedroom fireplace and hearth.





Bedroom 3

4.13 m x 2.28 m

Rear facing Velux style roof window.



The garden has been laid mainly in paving for ease of maintenance with established shrub borders. Garden store at the side of the property. Two wooden garden sheds. Wooden gate onto Stuart Street. Outside light and water tap.



OUTSIDE

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





SERVICES

Mains water, electricity and drainage.

ITEMS INCLUDED

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

Council Tax

The property is currently registered as band C

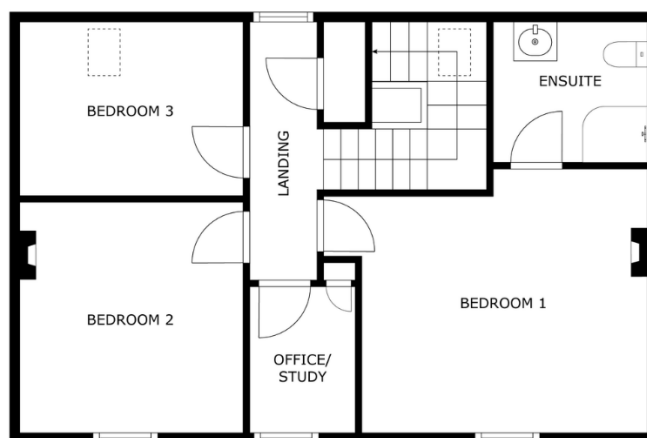
EPC Banding EPC=F

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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