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16 HILL STREET
PORTSOY, AB45 2PL



Traditional Semi-Detached Dwellinghouse

- Popular residential area in picturesque coastal town
- Modernised interior with D.G & mains gas C.H
- Hallway, Lounge, Fitted Kitchen, Utility Room
- Boxroom, Store, Shower Room & possible 3 Bedrooms.
- Rear garden and additional area of garden ground.

Offers Over £145,000
Home Report Valuation £155,000

www.stewartwatson.co.uk

TYPE OF PROPERTY

We offer for sale this traditional semi-detached dwellinghouse, which is situated within a popular residential area of the coastal town of Portsoy. The property is conveniently placed for the town centre shops, medical central and amenities and is close to the picturesque harbour and many coastal paths. This home has been upgraded and modernised over the years and benefits from double-glazing, mains gas central heating and modern oak panelled internal doors. The property offers accommodation over two floors, it has been decorated in fresh neutral tones and all fitted floorcoverings, window blinds and light fittings are to be included.

ACCOMMODATION

Hallway

Enter through glass panelled exterior door into the hallway, which has doors to the lounge/bedroom 3, sitting/dining room and the shower room. The staircase allows access from this area to the first floor accommodation.

Lounge/Bedroom 3

3.72 m x 3.60 m

Front facing window. Wooden fire surround, recessed fireplace with exposed stonework and wood burning stove set on a tiled hearth. Recessed alcove with fitted display shelving.



Sitting/Dining Room

3.82m x 3.48 m

Front facing window. Wooden fire surround, recessed fireplace with exposed stonework. Recessed alcove with

double cupboard below housing the gas meter. Doors to the kitchen and boxroom.



Boxroom **1.87 m x 1.63 m**
Rear facing window. Fitted shelving. Wall mounted gas central heating boiler.

Kitchen **4.19 m x 2.28 m**
Glass panelled door from the sitting/dining room. Large rear facing window. Fitted with a modern selection of base

and wall mounted units in a blue coloured, gloss effect finish with white, gloss effect countertops and upstands. Integrated electric hob, double oven, microwave and dishwasher (not in working order). One and a half bowl sink and drainer unit with mixer tap. Door to the utility room.



Utility Room **2.33 m x 1.93 m**
Rear facing Velux style roof window. Fitted unit providing space for washing machine, tumble dryer and fridge freezer. Door to the store. Glass panelled exterior door giving access to the rear garden.

Store **2.53 m x 1.22 m**
A useful pantry/log store with fitted shelving and light.



Shower Room

2.44 m x 1.59 m

Rear facing window. Fitted with a white suite comprising

of toilet, wash-handbasin and shower cubicle. Wetwall splashback panelling.



Staircase

A carpeted staircase with wooden banister and spindles which allows access from the entrance hallway to the first floor accommodation. The first floor landing has doors to bedroom 1 and bedroom 2. Wall to wall fitted units providing useful cupboards and drawers. Rear facing Velux style roof window. **The first floor accommodation has some coombed ceilings and measurements are given at widest points.**



Bedroom 1

3.71 m x 3.40 m

Front facing bay window. Double built-in wardrobe with fitted shelving and hanging rail. Door allowing access to a storage cupboard, which has a front facing Velux style roof window (the cupboard can also be access from bedroom 2)



Bedroom2

3.74 m x 2.90 m

Front facing bay window. Double built-in wardrobe with fitted shelving and hanging rail. Door allowing access to a



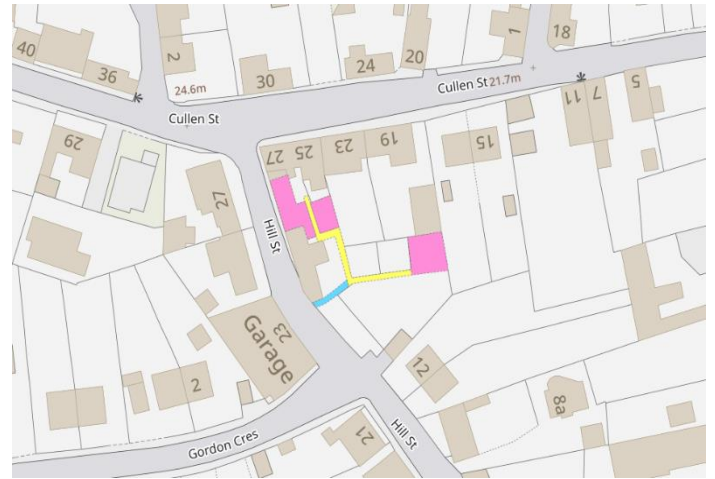
storage cupboard, which has a front facing Velux style roof window (the cupboard can also be access from bedroom 1)



OUTSIDE

The garden area immediately to the rear of the property has been laid in timber decking providing a super spot for alfresco dining. Outside light, water tap and drying poles. The title also includes an additional area of ground which is presently undeveloped.





The extent of the property is shown pink on the title plan, the neighbouring properties at 25 and 27 Cullen Street have access on the yellow path to their additional garden areas.



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

SERVICES

Mains water, electricity, gas and drainage.

ITEMS INCLUDED

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

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

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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