

STEWART & WATSON

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40 SAMSON AVENUE
PORTESSIE, AB56 1TR



End Terrace Dwellinghouse

- Popular residential area close to shop & schools
- Modernised home with D.G & mains gas C.H
- Hallway, Lounge, Fitted Dining Kitchen
- Shower Room, Bathroom & 3 Bedrooms.
- Front & rear gardens. Off road parking spaces.

Offers Over £130,000
Home Report Valuation £130,000

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TYPE OF PROPERTY

We offer for sale this end terrace dwellinghouse which is situated in a popular residential area on the upper part of Portessie. The property is conveniently placed close to the local shop and primary/nursery schools making it an ideal purchase for those with family. A path at the rear of the property allows access to the neighbouring town of Buckie, where shops, supermarkets and amenities can be found. The property has been upgraded over the years and benefits from double-glazing (new windows and exterior doors installed in September 2019) and mains gas central heating. Any fitted floorcoverings, curtains, window blinds and light fittings within the property will remain and are included in the sale price.

ACCOMMODATION

Entrance Hallway

Enter through glass panelled exterior door into the hallway which has a door to the lounge. The staircase gives access from this area to the first floor accommodation.

Lounge

3.92 m x 3.85 m

Glass panelled door from the hallway. A good size room with large, front facing window. Glass panelled door to the dining kitchen.



Dining Kitchen

6.87 m x 5.90 m

Spacious, L-shaped dining kitchen/utility space with front facing window and 2 rear facing windows. Fitted with a modern selection of base and wall mounted units in a white and grey coloured, gloss effect finish with wood effect

countertops. One and a half bowl sink and drainer unit with mixer tap. Two small basins with mixer tap. Range style cooker. Double doors allowing access to the shower room. Glass panelled exterior door to the rear garden.





Shower Room **2.08 m x 0.88 m**
 Fitted with a white suite comprising of toilet, wash-hand basin and corner shower. Tiling to dado height. Wetwall panelling within the shower area.



Staircase
 A carpeted staircase with wooden banister allows access from the entrance hallway to the first floor accommodation. The landing has doors to the bathroom and all 3 bedrooms.

Bedroom 1 **3.85 m x 3.38 m**
 Double size bedroom with front facing window. Walk-in wardrobe area with fitted drawer unit.



Bathroom **2.95 m x 2.45 m**
 Rear facing window. Fitted with a white suite comprising of toilet, wash-hand basin, bath and separate shower cubicle. The bath and wash-hand basin have waterfall taps. Wet wall panelling within the shower area and wall tiling in the remainder of the room. Heated towel ladder radiator.



Bedroom 2

3.84 m x 2.45 m

Double size bedroom with rear facing window giving views over farmland towards the rural village of Rathven.



Bedroom 3

3.32 m x 1.98 m

An ideal single or child's bedroom with front facing window. Built-in cupboard housing the central heating boiler. Ceiling hatch allowing access to the loft space.



OUTSIDE

Garden area to the front of the property has an area laid in stone chips for ease of maintenance creating a driveway



and providing off road parking spaces. A wooden gate at the side of the property allows access between the front and rear gardens. The rear garden enjoys a generally southerly aspect making it a super suntrap during the summer months. The rear garden is mainly enclosed and laid in paving and stone chips for ease of maintenance. Outside tap.



SERVICES

Mains water, electricity, gas and drainage.

ITEMS INCLUDED

Any fitted floor coverings, curtains, window blinds and light fittings within the property will remain. The range cooker.

Council Tax

The property is currently registered as band A

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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