

STEWART & WATSON

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**3 HOPE STREET
PORTESSIE, AB56 1SP**



Traditional Semi-Detached Dwellinghouse

- Residential area close to Moray Firth Coast
- Spacious accommodation with D.G & electric heating
- Hallway, Lounge, Dining Kitchen
- Shower Room & 3 Double Bedrooms.
- Enclosed garden. Block built store.

Offers Over £120,000
Home Report Valuation £120,000

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3 HOPE STREET, PORTESSIE, BY BUCKIE, AB56 1SP

TYPE OF PROPERTY

We offer for sale this traditional, stone built, semi-detached dwellinghouse, which is situated within a popular residential area on the lower part of Portessie, a small coastal village to the east of the town of Buckie. The property is conveniently placed for the picturesque Moray Firth Coast, sandy beach at Strathlene, village store, schools and bus stop. This offers well-appointed accommodation over two floors with full double-glazing and electric heating but would be enhanced by some modernisation and upgrading. All fitted floorcoverings, curtains, window blinds and light fittings are to be included in the price.

ACCOMMODATION

Hallway

Enter through glass panelled exterior door into the hallway, which has doors to the lounge and bedroom 3. Traditional floor tiling in the main entrance area. The staircase allows access from this area to the first floor accommodation.



Lounge

4.50 m x 3.13 m

Spacious room with front and side facing windows. Wooden fire surround with tiled back and hearth. Door to the dining kitchen.



Dining Kitchen

4.84 m x 3.13 m

An L shaped room with rear facing window. Fitted with a

selection of base and wall mounts units. Sink and drainer unit. Walk-in pantry/store with fitted shelving and light.





Bedroom 3

4.46 m x 3.01 m

Front facing window. Tiled fireplace and hearth. Built-in cupboard with fitted shelving, electric meter and fuse box.



Staircase

A carpeted staircase with wooden banister allows access from the entrance hallway to the first floor accommodation. The first floor landing has doors to bedroom 1, bedroom 2 and the shower room. Walk-in cupboard with front facing Velux style roof window. Built-in cupboard housing the hot water tank, airing shelving and light. 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**4.54 m x 3.36 m**

Spacious, double size bedroom with front and side facing windows. Two built-in cupboards with fitted shelving.

**Shower Room****2.85 m x 1.25 m**

Large rear facing window. Fitted with a white suite

comprising of toilet, wash-hand basin and corner shower cubicle. Wetwall splashback panelling.



Bedroom 2

4.47 m x 3.22 m

Double size bedroom with front facing window. Built-in cupboard with fitted shelving.



southerly aspect making it a super suntrap during the summer months. The garden has been laid in grass with a concrete area providing a patio area. Drying poles.

Store

Block built garden store providing useful storage.



OUTSIDE

A good size, enclosed garden lies to the front of the property, which is enclosed. The garden enjoys a generally



The title to the property is outlined in red.

SERVICES

Mains water, electricity and drainage.

ITEMS INCLUDED

All fitted floorcoverings, curtains, window blinds and light fittings.

Council Tax

The property is currently registered as band A

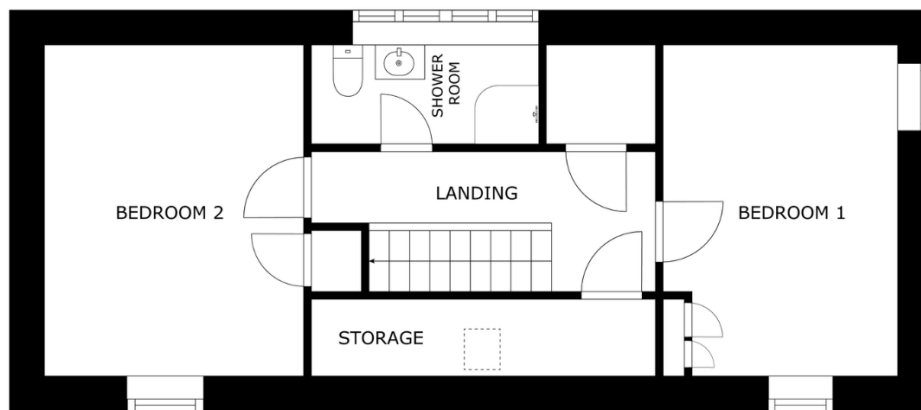
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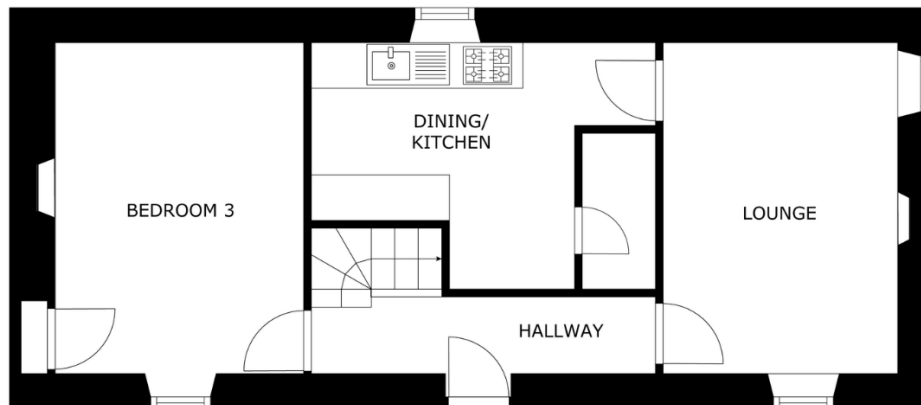
By appointment only which can be arranged by contacting our Buckie Office on 01542 833255

Email buckie.property@stewartwatson.co.uk

Reference Buckie/CF



FLOOR 2



FLOOR 1



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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