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31 GORDON STREET

PORTGORDON, AB56 5QR



Traditional Semi-Detached Dwellinghouse

- Residential area close to Moray Firth Coast
- Family accommodation with D.G & gas C.H
- Hallway, Lounge, Fitted Kitchen, Dining/Family Room
- Shower Room & 3 Bedrooms.
- Enclosed rear garden. Garden Store & Covered Patio.

Offers Over £169,000

Home Report Valuation £175,000

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31 GORDON STREET, PORTGORDON, AB56 5QR

TYPE OF PROPERTY

We offer for sale this traditional semi-detached dwellinghouse, which is situated in a popular residential area on the lower part of the coastal village of Portgordon. The property is close to the small harbour, picturesque Moray Firth Coast and popular walk, The Speyside Way. This home is conveniently placed for the village shops and the Nursery/Primary School with additional shops, supermarkets and amenities being found in the neighbouring town of Buckie. The property offers well appointed accommodation over two floors and benefits from double-glazing and mains gas central heating. 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 entrance hallway, which has doors to the lounge and kitchen. The staircase allows access from this area to the first floor accommodation.



Lounge **5.08 m x 2.94 m**

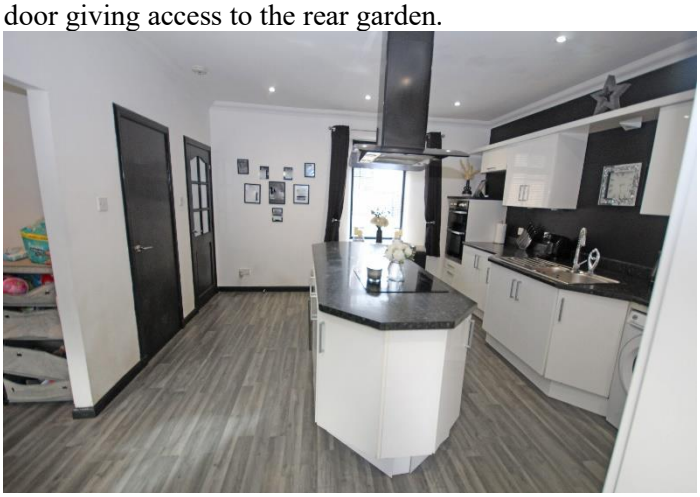
Glass panelled door from hallway. Double aspect room with front and rear facing windows.



Kitchen **5.04 m x 4.07 m**

Front facing window. Fitted with a modern selection of base and wall units in a white gloss effect finish with contrasting countertops and upstands. Integrated electric hob, double oven and extractor hood. Features of the kitchen include deep pan drawers, and a central island incorporating a breakfast bar. One and a half bowl sink and drainer unit with mixer tap. Built in understairs cupboard. Open plan to dining/family area. Glass panelled exterior door giving access to the rear garden.









Dining/Family Room **2.82 m x 2.82 m**
A good size space open plan from the kitchen. Rear facing French doors allowing access to the rear garden.



Staircase
A carpeted staircase with timber banister and spindles allows access from the entrance hallway to the first floor accommodation. The first floor landing has a front facing window and doors to the shower room and all 3 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 **4.29 m x 3.25 m**

Spacious, double size bedroom with front facing window. Wall to wall, built in wardrobes with sliding doors, fitted shelved and hanging rail.







Shower Room **2.69 m x 1.70 m**
Rear facing Velux style roof window. Fitted with a white suite comprising of toilet, countertop wash hand basin and an offset corner shower cubicle. Double drawer unit in a white gloss effect finish fitted below the wash-hand basin. Splashback wall tiling. Floor tiling. Heated towel ladder radiator.



Bedroom 2 **3.56 m x 2.90 m**
Double size bedroom with rear facing window.



Bedroom 3 **3.18 m x 2.75 m**
Double size bedroom with front facing window giving sea views between the properties opposite towards the Moray Firth. Built in cupboard with fitted hanging rail.



OUTSIDE
An enclosed garden lies to the rear of the property. The garden enjoys a generally southerly aspect making it a super suntrap during the summer months. The garden is mainly laid in stone chips and artificial grass for ease of maintenance.

Outbuildings
Garden store/workshop with side facing window.
A covered seating area with stove provides an ideal spot for entertaining or sheltering.

SERVICES
Mains water, electricity, gas 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 B

EPC Banding EPC=D

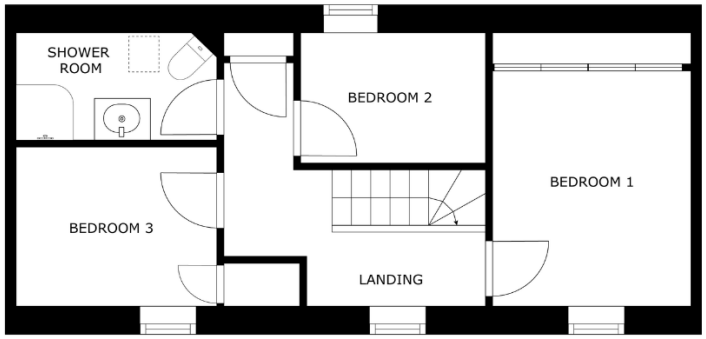
Viewing
By appointment only which can be arranged by contacting our Buckie Office on 01542 833255

Email buckie.property@stewartwatson.co.uk

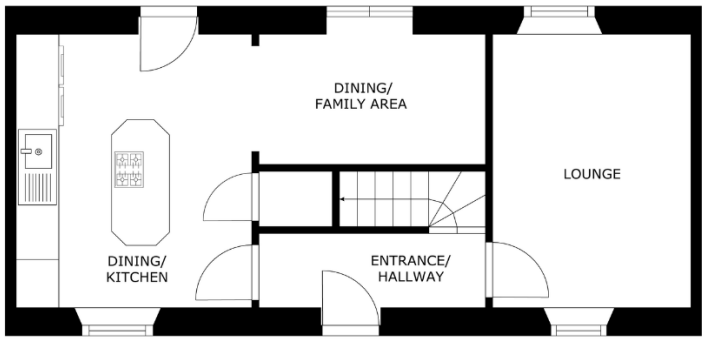
Reference Buckie/CF







FLOOR 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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