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12 CAMPBELL DRIVE
PORTSOY, AB45 2PT



Semi-Detached Dwellinghouse

- Popular residential area in picturesque coastal town
- Spacious accommodation with D.G & mains gas C.H
- Hallway, Lounge, Fitted Dining Kitchen
- Shower Room, Toilet & 3 Double Bedrooms.
- Enclosed rear garden. Off road parking. Sheds.

Offers Over £135,000
Home Report Valuation £135,000

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TYPE OF PROPERTY

We offer for sale this semi-detached dwellinghouse, which is situated within a popular residential area on the eastern fringe of the coastal town of Portsoy. The property is conveniently placed for the town centre shops, supermarket and medical centre. This home offers well appointed accommodation over two floors and benefits from double-glazing and mains gas central heating. A modern selection of units with integrated appliances have been fitted in the dining kitchen. Views over Portsoy football park can be appreciated from the rear of the property.

The property is presently fully furnished and all items of furniture, furnishings and appliances can be made available if required.

ACCOMMODATION

Hallway

Enter through glass panelled exterior door into the hallway which has doors to the lounge and shower room. Side facing window. Double built in cupboard with fitted shelving and fuse box. The staircase allows access from this area to the first-floor accommodation.



Lounge

4.34 m x 4.10 m

Front facing window. Wood surround and displays areas with electric fire. Recessed display alcoves, at either side of the fireplace each with double cupboards below. Glass panelled door to the dining kitchen.



Dining Kitchen

4.18 m x 2.82 m

Rear facing window overlooking the rear garden. Fitted with a modern selection of base and wall mounted units in a pale grey coloured, gloss effect finish with wood effect countertops and upstands. Integrated 5 burner gas hob,

electric oven, extractor hood and dishwasher. Sink and drainer unit with mixer tap. Features of the kitchen include deep pan drawers, corner carousel and pull-out larder. Glass panelled exterior door to the rear garden.



Shower Room

2.35 m x 1.90 m

Rear facing window. Fitted with a white suite comprising

of toilet and wash-hand basin with accessible access shower. Full wet wall, panelling. Non-slip flooring.



Staircase

A carpeted staircase with wooden banister allows access from the entrance hallway to the first-floor accommodation. Side facing window on the stairway. The first floor landing has doors to the toilet and all 3 bedrooms. Ceiling hatch allowing access to the loft space.

Toilet

1.26 m x 0.98 m

Fitted with white toilet and wash hand basin. Full wall tiling.



Bedroom 1

4.36 m x 3.16 m

Double size bedroom with front facing window. Double built in cupboard housing the gas central heating boiler.



Bedroom 2 3.51 m x 2.89 m
Double size bedroom with side facing window.



Bedroom 3 3.88 m x 2.94m
Double size bedroom with rear facing window giving lovely views over the park to the rear. Double built in cupboard with fitted shelving and hanging rail.



OUTSIDE

Garden areas to the front, side and rear of the property. The front garden has an area laid in grass with mature shrub borders. A driveway at the side of the property provides off road parking spaces for numerous vehicles. The rear garden is enclosed making it ideal for those with children and pets. Area laid in grass with some productive fruit trees. Open views over Portsoy football park can be appreciated from the rear garden. A paved patio area enjoys a generally westerly aspect making it a super suntrap during the summer months.

Outbuildings

Two wooden sheds. Storage bunker. Greenhouse.



SERVICES

Mains water, electricity, gas and drainage.

ITEMS INCLUDED

All fitted floorcoverings, curtains, window blinds and light fittings. The integrated kitchen appliances. Wooden garden sheds, greenhouse and garden storage bunker.

Council Tax

The property is currently registered as band A

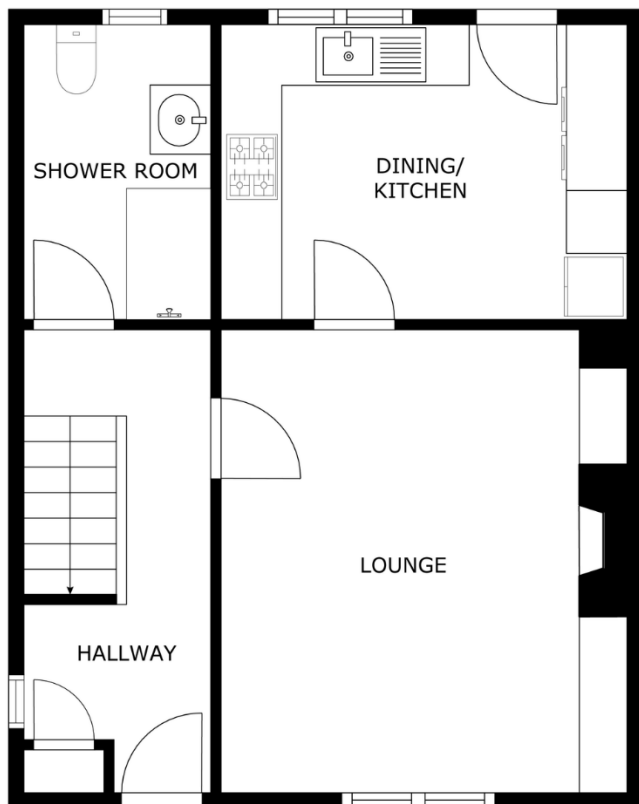
EPC Banding EPC=D

Viewing

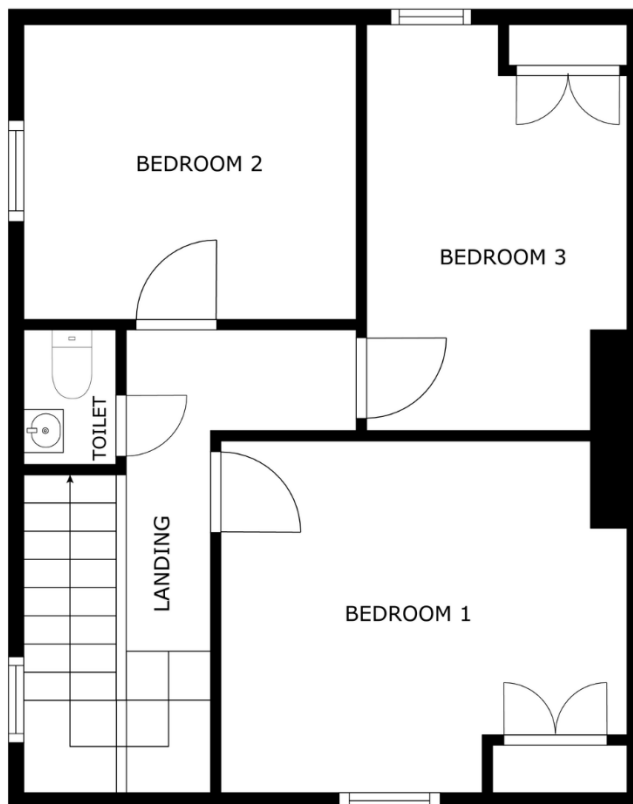
By appointment only which can be arranged by contacting our Buckie Office on 01542 833255

Email buckie.property@stewartwatson.co.uk

Reference Buckie/CF



FLOOR 1



FLOOR 2

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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