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**38 DURN ROAD
PORTSOY AB45 2QJ**



Three Bedroom Detached Bungalow with Single Garage

- Lounge, Dining Kitchen & Utility Room
- Three Bedrooms & Bathroom
- DG (triple in Lounge), Solar Panels & Gas CH
- Garden to front & rear
- Ideal Family Home

Offers Over £220,000

Home Report Valuation £220,000

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TYPE OF PROPERTY

Situated in the picturesque coastal village of Portsoy, and within easy walking distance of local amenities, this Three Bedroom Detached Bungalow occupies a generous sized plot and benefits from Double Glazing (triple glazing in the lounge), Solar Panels & Gas Central Heating. The property offers spacious accommodation and comprises of Entrance Vestibule, Hallway Lounge, Dining Kitchen and Utility Room. Three Good sized Bedrooms and Bathroom complete the accommodation. Outside a loc bloc driveway provides off street parking and leads to the single garage. Mature gardens to front and rear.

ACCOMMODATION

Entrance Vestibule

The property is entered via a half glazed front door and side panel which opens into the vestibule. Cupboard housing the fuse box. Fitted carpet. Door to hallway.

Hallway

The hallway gives access to most of the accommodation and includes telephone point, central heating radiator and fitted carpet.

Lounge

15' 9" x 10' 6"
(4.83m x 3.22m)

A generously sized, bright lounge with a large front facing window which allows an abundance of natural light to fill the room. Ample space to accommodate a range of furniture. Television point, central heating radiator and fitted carpet.



Dining Kitchen

10' 7" x 9' 8"
(3.25m x 2.98m)

Located to the rear of the property and fitted with a range of base and eye level units incorporating a 1 ½ stainless steel sink, splashback tiling and coordinating work surfaces. Shelved cupboard providing additional storage. The units further incorporate an electric hob with oven below and extractor hood above. Space for dining table. Central heating radiator and tiled flooring. Door to utility room.



Utility Room

8' 6" x 6' 1"
(2.61m x 1.85m)

Handy room fitted with cupboard. Door to garage and external door. Tiled flooring

Bedroom 1

13' 8" x 10' 5"
4.10m x 3.19m)

A good sized bedroom located to the front of the property and benefiting from built in wardrobes, mirrors and drawers providing good storage space. Central heating radiator.

**Bedroom 2**

11' 5" x 9' 8"
(3.50m x 2.98m)

Located to the rear of the property and benefiting from a built in wardrobe incorporating hanging rail and shelf. Built in alcove with storage below. Central heating radiator and fitted carpet.

**Bedroom 3**

14' 8" x 8' 8"
(4.50m x 2.68m)

Also located to the rear of the property and benefiting from shelved cupboard, central heating radiator and fitted carpet.

Bathroom

8' 2" x 5' 2"
(2.49m x 1.58m)

Fitted with white suite comprising concealed w.c., wash hand basin with vanity below. Bath with shower above and screen to the side. Ladder radiator and tiled flooring.



OUTSIDE

A large loc bloc driveway provides off street parking for a few vehicles and leads to the single garage with up and over door. The front mature garden incorporates bushes and shrubs while gates at either side of the property lead round to the fully enclosed rear garden which is mainly laid in grass and incorporates patio area and two garden sheds.

SERVICES

Mains electricity, water, drainage and gas central heating

ITEMS INCLUDED

The usual heritable fixtures and fittings are included. All floor coverings, light fittings, curtains and blinds will remain.

Council Tax Band D

EPC Band C

Entry By arrangement

Viewing

By contacting our Banff Office on 01261 818883 to arrange an appointment.

Email

banff.property@stewartwatson.co.uk

Offers

All offers should be submitted in writing to our Banff Office.

Reference

Banff/YF/H26



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Contact Property Department at any of our offices.

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