

STEWART & WATSON

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12 WESTERWARDS
PORTSOY, AB45 2PF



Semi-Detached Bungalow

- Popular residential cul-de-sac in coastal town
- Extended single storey home with D.G & electric heating
- Lounge, Sitting Room, Dining Room, Fitted Dining Kitchen
- Utility Room, Shower Room, Toilet & 3 Bedrooms. Loft Space.
- Enclosed front & rear gardens. Garage & Off-road parking.

Offers Over £183,000
Home Report Valuation £185,000

www.stewartwatson.co.uk

12 WESTERWARDS, PORTSOY, AB45 2PF

TYPE OF PROPERTY

We offer for sale this semi-detached bungalow, which is situated within a popular residential cul-de-sac on the western edge of the picturesque coastal town of Portsoy. This home is conveniently placed for the local medical centre with shops, schools, supermarket and the picturesque historic harbour all being available within the town. The property has been extended over the years and offers spacious, well appointed, single storey accommodation with double glazing (tempered K-glass windows) and electric heating. The present owner has presented the

property well and all fitted floorcoverings, curtains, window blinds and light fittings are to be included leaving the property in a move-in condition.

Sitting Room

3.58 m x 3.21 m

Enter through wooden exterior door into the sitting room. Glazed panels at either side of the exterior door. Large front facing window overlooking the garden. Marble effect fireplace and hearth with electric fire. Open archway to the dining room.



Dining Room

3.84 m x 2.69 m

Sliding glass panelled doors to the inner hallway and dining kitchen. Open archway to the sitting room.



Dining Kitchen

5.57 m x 3.80 m

Triple front facing window overlooking the garden. Fitted with a quality selection of oak base and wall mounted units with coordinating countertops. Integrated electric hob, double oven, extractor hood, slimline dishwasher and eye-level larder fridge. Double sink unit with drainer with waste disposal and mixer tap. Features of the kitchen include illuminated display cabinets and an island with breakfast bar. Glass panelled doors to the dining room and rear hallway.





Rear Hallway

This area has doors to the hallway, dining kitchen, toilet and utility room. Ceiling hatch gives access via fold down wooden ladder to the loft space. Wooden exterior door giving access to the rear garden.

Toilet **2.00 m x 0.95 m**
 Fitted with a white toilet and wash-hand basin. Fitted with a selection of furniture in a white gloss effect finish providing useful storage cupboards and concealing the cistern. Mirrored wall cabinet.



Hallway

The hallway has doors to the lounge, shower room, rear hallway and all 3 bedrooms. Built in cupboard with airing shelving and the hot water tank. Ceiling hatch with fold down wooden ladder allowing access from this area to the loft space.

Lounge **4.93 m x 3.92 m**
 Glass panelled door from the hallway. Large front facing window overlooking the driveway and front garden. Fireplace with electric fire.



Utility Room **2.52 m x 1.83 m**
 Rear facing window. Fitted base and wall units with countertops. Sink and drainer unit. Built-in cupboard. Wall tiling to dado height.





Bedroom 1 4.48 m x 3.00 m
Double size bedroom with rear facing window. Double, built in wardrobe with sliding mirror doors.



Shower Room 2.53 m x 2.18 m
Side facing window. Fitted with a white suite comprising of toilet, wash hand basin and walk-in shower. Fitted furniture in a white gloss effect finish providing useful storage cupboards and enclosing the cistern. Wall tiling within the shower area and to dado height in the remainder of the room. Heated towel ladder radiator.



Bedroom 2 3.84 m x 2.40 m

Double size bedroom with rear facing window.



Bedroom 3 2.80 m x 2.50 m

An ideal single or child's bedroom with rear facing window. Double built in wardrobe with sliding mirrored doors.



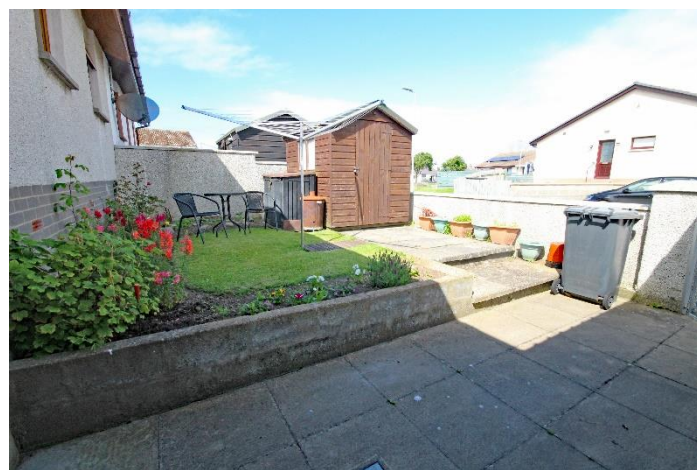
OUTSIDE

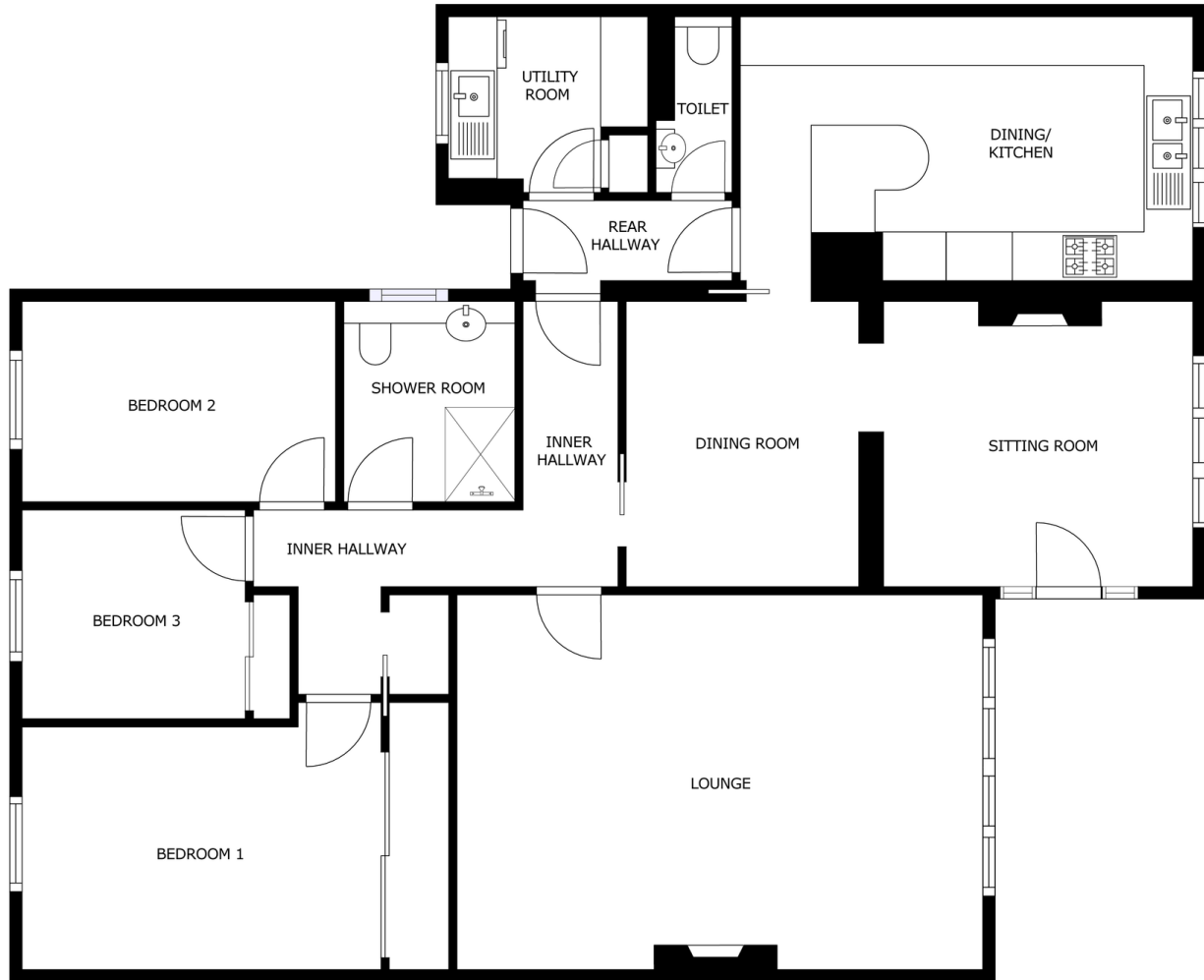
The property occupies a good size site with enclosed garden areas to the front and rear. The front garden has an area laid in grass with some colourful, borders of mature shrubs and perennials. Double metal gates allow car access onto a

concrete driveway providing off road parking spaces. A paved patio area at the front of the property enjoys a generally westerly aspect making it a super suntrap during the summer months. The rear garden has an area laid in grass with some colourful borders. Rotary clothes dryer. Wooden garden shed.

Garage

Block built garage with electric roller door allowing access from the rear of the property. Side facing window. Wooden door to the rear garden. Power points and light.





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 C

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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