

STEWART & WATSON

your **complete** property & legal service

6 OGILVIE STREET
PORTESSIE, BUCKIE, AB56 1SS



Traditional Terraced Dwellinghouse

- Coastal location boasting lovely sea views
- Double glazing installed.
- Entrance, Lounge with Dining Area
- Kitchen, Shower Room & 2 Bedrooms.
- Small yard to the rear.

Offers Over £

Home Report Valuation £

www.stewartwatson.co.uk

6 OGILVIE STREET, PORTESSIE, BUCKIE, AB56 1SS

TYPE OF PROPERTY

We offer for sale this traditional terraced dwellinghouse, which is situated within a popular residential area on the lower part of Portessie, a small village to the east of Buckie. The property occupies a lovely coastal location, set back from the stunning Moray Firth Coast and close to Strathlene Beach. Sea views can be appreciated from the front facing

windows making this home ideal for spotting the famous Moray Firth Dolphins and enjoying the beautiful sunsets. This property benefits from double-glazing but will require upgrading and modernisation. **The property will be sold as seen and all furniture, furnishings, appliances, floorcoverings, curtains, window blinds and light fittings are to be included.**



FLOOR 1



FLOOR 2

ACCOMMODATION

Entrance

Enter through substantial wooden exterior door into the entrance which has a door to the lounge. The staircase gives access to from this area to the first floor accommodation.

Lounge

4.62 m x 3.84 m

Front facing window. Built in cupboard with fuse box and electric meter. Door to the inner hallway. **The 3 freestanding lamps in this room are to be removed and are not included in the price.**



Inner Hallway

This area has doors to the lounge, shower room and access to the kitchen.

Shower Room**1.57 m x 1.17 m**

Fitted with a white suite comprising of toilet, wash hand basin and shower.

**Kitchen****2.16 m x 1.90 m**

Side facing window and large rear facing Velux style roof window. Fitted with a modern selection of base and wall mounted units. Sink and drainer unit. UPVC exterior door giving access to the small rear yard.

**Staircase**

Staircase with wooden banister and fitted carpet allows access from the entrance area to the first floor accommodation. The first floor landing has a narrow rear facing window and doors to both bedrooms.

Bedroom 1**3.95 m x 2.92 m**

Spacious double aspect room with front and rear facing windows. Wooden fire surround with traditional fireplace. Fitted vanity unit with wash-hand basin with double cupboard below.



Bedroom 2

2.97 m x 2.29 m

An L shaped room with front facing window. **The desk and small bookcase in this room are to be removed and are not included in the price.**



ITEMS INCLUDED

The property is to be sold as seen and all furniture, furnishings, appliances, floorcoverings, curtains, window blinds and light fittings are to be included.

Council Tax

The property is currently registered as band

EPC Banding EPC=

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

OUTSIDE

Small yard to the rear of the property.

SERVICES

Mains water, electricity and drainage.



The view across the Moray Firth from the first floor front facing windows.

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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