

# STEWART & WATSON

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**5 CHAPEL LANE**  
**PORTSOY, AB45 2RJ**



### *Traditional End Terrace Dwellinghouse*

- Residential area close to town centre & schools
- Popular coastal town. Full D.G & oil C.H
- Hallway, Lounge, Fitted Dining Kitchen, Store
- Bathroom & 2 Bedrooms (1 with en-suite)
- Right to use the rear garden.

***Offers Over £120,000***  
***Home Report Valuation £120,000***

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## 5 CHAPEL LANE, PORTSOY, AB45 2RJ

### TYPE OF PROPERTY

We offer for sale this traditional, stone built end terrace dwellinghouse, which is situated within a popular residential area of the picturesque coastal town of Portsoy. The property is conveniently placed for the Nursery/Primary School, local shops and supermarket. This home has been upgraded and modernised over the years and offers well-appointed accommodation over two floors. The property benefits from full double-glazing and oil-fired central heating. The property would be enhanced by some redecoration. All fitted floorcoverings, curtains, window blinds and light fittings are to be included.

### ACCOMMODATION

#### Hallway

Enter through UPVC exterior door into the hallway, which has doors to the lounge, dining kitchen and store. The staircase allows access from this area to the first floor accommodation.

#### Lounge

4.39 m x 3.31 m

Front facing window. Double built-in cupboard housing the electric meter and fuse box. Steps allowing access up to the rear hallway.



#### Rear Hallway

Doors to the lounge and bathroom. Two double built-in cupboards; one with fitted shelving and 2 power points and the other housing the central heating boiler.

#### Bathroom

2.38 m x 1.61 m

Side facing window. Fitted with toilet, wash-hand basin and bath with shower fitment from the bath mixer tap. Splashback wall tiling. Mirrored bathroom cabinet.



## Dining Kitchen

4.29 m x 2.70 m

Front facing window. Fitted with a quality selection of base and wall mounted units in a cherry effect, shaker style finish with contrasting countertops and midwall panelling.



Integrated electric hob, oven, extractor hood and fridge. Features of the kitchen include a fitted table, pull out larders, corner carousel cabinets and illuminated display areas. Sink and drainer unit with mixer tap.



## Store

1.95 m x 1.93 m

Large walk-in cupboard providing excellent storage. Fitted with a modern selection of base units in a white, gloss effect finish. Coat hooks.

## Staircase

A carpeted staircase with wooden banister allows access from the entrance hallway to the 2 bedrooms. Double built in cupboard housing the cold-water tank. Rear facing



Velux style roof window. **The first floor accommodation has some coombed ceilings and measurements are given at widest points.**

## Bedroom 1

4.74 m x 3.47 m

Double size bedroom with front facing bay window. Bifold door allowing access to the en-suite shower room.



**En-suite****2.50 m x 1.39 m**

Front facing Velux style roof window. Fitted with a white suite comprising of toilet, wash-hand basin and shower cubicle. Built-in cupboard housing the hot water tank and allowing access to the eaves.

**Bedroom 2****3.86 m x 2.84 m**

An L-shaped room with rear facing window giving views over the garden. Infrared sauna cubicle.

**OUTSIDE**

The owners have the right to use the bleach green at the south side of the dwellinghouse. The bleach green is mainly laid in grass with drying ropes.

**SERVICES**

Mains water, electricity and drainage.

**ITEMS INCLUDED**

All fitted floorcoverings, curtains, window blinds and light fittings. The integrated kitchen appliances. Infrared sauna cubicle.

**Council Tax**

The property is currently registered as band A

**EPC Banding** EPC = E

**Viewing**

By appointment only which can be arranged by contacting our Banff Office on 01261 818883

**Email** [banff.property@stewartwatson.co.uk](mailto:banff.property@stewartwatson.co.uk)

**Reference** Banff/

**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.**

The Property Shop, 2 Main Street, Turriff AB53 4AD (01888) 563777  
 59 High Street, Turriff AB53 4EL (01888) 563773  
 65 High Street, Banff AB45 1AN (01261) 818883  
 42/44 East Church Street, Buckie AB56 1AB (01542) 833255  
 35 Queen Street, Peterhead AB42 1TP (01779) 476351

38 Broad Street, Fraserburgh, AB43 9AH (01346) 514443  
 21 Market Square, Oldmeldrum AB51 0AA (01651) 872314  
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 25 Grant Street, Cullen, AB56 4RS Mon-Fri 1pm-4pm (01542) 840408  
 17-19 Duke Street, Huntly, AB54 8DL (01466) 792331