

# STEWART & WATSON

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**45 SAMSON AVENUE  
PORTESSIE, BUCKIE, AB56 1TR**



### *End Terrace Dwellinghouse*

- Popular residential area close to schools
- Modernised interior. D.G & gas C.H
- Entrance, Large Lounge, Fitted Kitchen
- Bathroom & 2 Double Bedrooms.
- Enclosed gardens. Driveway & Large Garage.

***Offers Over £117,000***  
***Home Report Valuation £120,000***

**[www.stewartwatson.co.uk](http://www.stewartwatson.co.uk)**

**TYPE OF PROPERTY**

We offer for sale this end terrace dwellinghouse, which is situated within a popular residential area on the upper part of the coastal village of Portessie. The property is close to the village schools and convenience store with additional shops, supermarkets and amenities being available in the neighbouring town of Buckie. A tarred footpath close to the property gives access to Findochty to the east and Buckie to the west. This home has been upgraded over the years, it offers accommodation over two floors and benefits from full double glazing and mains gas central heating. Any fitted floorcoverings, curtains, window blinds and light fittings are to be included in the price leaving the property in a move in condition.

**ACCOMMODATION**

**Entrance**

Enter through glass panelled exterior door into the entrance area which has a glass panelled door to the kitchen. The staircase allows access from this area to the first floor accommodation.

**Kitchen**

**4.87 m x 2.22 m (at widest points)**

Rear facing window. Fitted with a modern selection of base and wall mounted units in a cream coloured, shaker style finish with wood effect countertops and midwall panelling. Integrated gas hob, electric oven and extractor hood. Sink and drainer unit with mixer tap. Understairs storage area with fitted countertop. The electric meter and fuse box are concealed within the kitchen cabinets. Glass panelled door to the lounge. Glass panelled door to the rear garden.



**Lounge**

**5.91 m x 3.27 m**

Double aspect room with front and rear facing windows. Purpose built corner cabinet containing the gas meter.





### Staircase

A carpeted staircase with wooden banister allows access from the entrance area to the first floor accommodation. The first floor landing has doors to the bathroom and both bedrooms. Double built-in cupboard with fitted airing shelving. Ceiling hatch allowing access to the loft space.

### Bathroom

**1.96 m x 1.67 m**

Rear facing window. Fitted with a white suite comprising of toilet, wash-hand basin and bath with shower fitment above. Wetwall splashback panelling. Mirrored wall cabinet.



### Bedroom 1

**4.62 m x 2.50 m**

Spacious, double size bedroom with large front facing window. Built-in cupboard housing the central heating boiler.



### Bedroom 2

**3.51 m x 2.95 m**

Double size bedroom with rear facing window. **The double and 2 co-ordinating bedside cabinets are included in the price.**



### OUTSIDE

Enclosed garden areas to the front, side and rear of the property. The garden areas have been laid in stone chips for ease of maintenance. A concrete drive allows access to the garage and provides off road parking. Outside light and water tap.

### Garage

**5.70 m x 4.04 m**

Attached, block-built garage with up and over door allowing car access from the driveway. Side facing window. Double wall cabinet. Workbench. Plumbing for

washing machine. Power points and light. Wooden door to the rear garden.



### SERVICES

Mains water, electricity, gas and drainage.

### ITEMS INCLUDED

All fitted floorcoverings, curtains, window blinds and light fittings. The integrated kitchen appliances. Double wardrobe and bedside cabinets in bedroom 2.

### Council Tax

The property is currently registered as band A

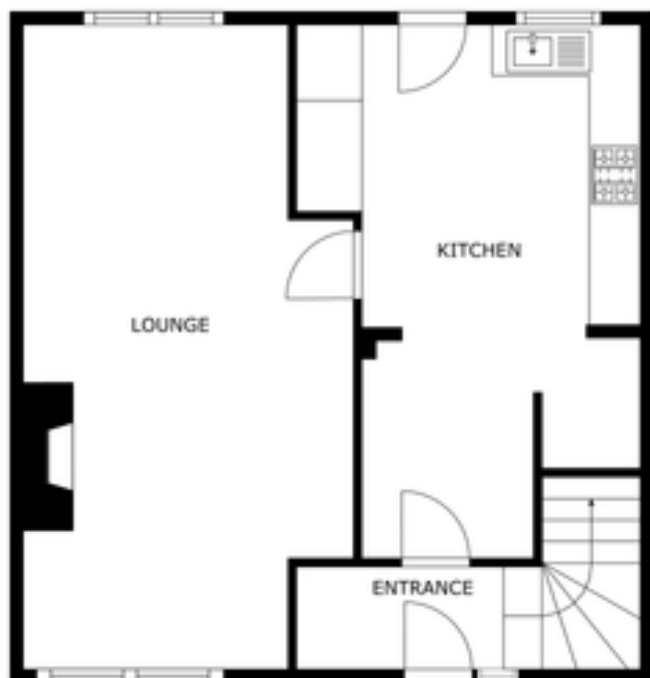
**EPC Banding** EPC= D

### Viewing

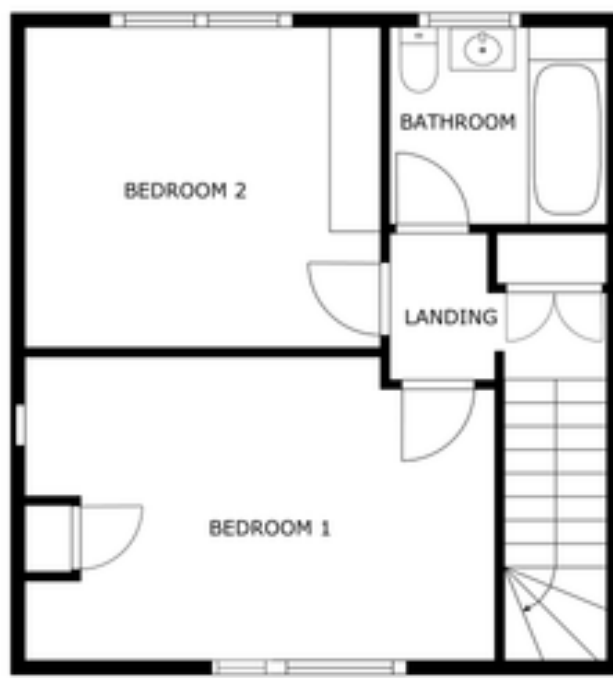
By appointment only which can be arranged by contacting our Buckie Office on 01542 833255

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