

STEWART & WATSON

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HILTON, 38 DURN ROAD
PORTSOY, AB45 2QJ



Detached Bungalow

- Sought after residential area of popular coastal town
- Single storey home with D.G, gas C.H & PV solar panels
- Vestibule, Hallway, Lounge, Fitted Dining Kitchen
- Utility Room, Bathroom & 3 Double Bedrooms.
- Gardens surrounding. Integral Garage. Driveway & Sheds.

Offers Over £215,000
Home Report Valuation £220,000

www.stewartwatson.co.uk

HILTON, 38 DURN ROAD, PORTSOY, AB45 2QJ

TYPE OF PROPERTY

We offer for sale this detached bungalow, which is situated within a sought-after residential area of the popular coastal town of Portsoy. The property is conveniently placed for the town centre shops, supermarket and medical centre with additional amenities being available in the nearby towns of Buckie and Banff. Hilton offers spacious, well appointed, single storey accommodation and benefits from double glazing (triple glazing in the lounge), mains gas central heating and PV solar panels. All fitted floorcoverings, curtains, window blinds and light fittings are to be included in the price.

ACCOMMODATION

Vestibule

Enter through glass panelled exterior door into the vestibule. Purpose built cupboard housing the fuse box. Glass panelled door to the hallway.

Hallway

Enter into the T shaped hallway, which has doors to the lounge, dining kitchen, bathroom and all 3 bedrooms. Ceiling hatch allowing access to the loft space.

Loft Space

The loft space is accessed via a ceiling hatch with pull down ladder in the hallway. The loft is partly floored, providing excellent storage. It may be possible to develop the loft space to provide additional accommodation subject to obtaining the necessary planning consents.

Lounge

4.83 m x 3.22 m

A spacious, bright and airy room with large bay window (triple glazed) overlooking the front garden.



Dining Kitchen

3.25 m x 2.98 m

Glass panelled door from the hallway. Double, window overlooking the rear garden. Fitted with a quality selection of base and wall mounted units in an oak effect finish with

contrasting countertops. Integrated electric hob, oven and extractor hood. One and a half bowl sink and drainer unit. Splashback wall tiling. Double built-in cupboard with fitted shelving. Door to the utility room.





Utility Room **2.61 m x 1.85 m**
Good size room with fitted cupboard. Glass panelled exterior door to the rear garden. Door to the integral garage.

Bedroom 1 **4.10 m x 3.19 m**
Double size bedroom with large front facing bay window overlooking the garden. Fitted with a selection of bedroom furniture in a limed oak effect finish comprising of wardrobes, cupboards, drawer units and bedside cabinets.



Bathroom**2.49 m x 1.58 m**

Rear facing window. Fitted with white suite comprising of toilet, wash hand basin and bath with shower fitment above.

Fitted with a selection of furniture enclosing the cistern and providing useful storage cupboards. Wetwall Splashback panelling. Towel ladder radiator.

**Bedroom 2****3.50 m x 2.98 m**

Rear facing window overlooking the garden. Double built-in wardrobe with sliding doors, fitted shelving and hanging rail. Display alcove with drawer unit fitted below.

**Bedroom 3****4.50 m x 2.68 m**

Spacious, room with rear and side facing windows overlooking the rear garden. Built-in cupboard with fitted shelving.

OUTSIDE

A block paved driveway at the front of the property allows access to the garage and provides off road parking spaces. The garden area to the front has been well stocked with an abundance of mature shrubs and perennials plants. Paths

with gates at either side of the property allow access between the front and rear gardens. The good size garden lies to the rear of the property, which is enclosed. The rear garden is mainly laid in grass with some shrub borders. The rear garden enjoys a generally westerly aspect making it a super suntrap with paved patio areas providing an ideal spot for alfresco dining. Outside light and water tap.



Integral Garage

Attached garage with up and over door allowing car access from the driveway at the front of the property. Side facing

window. Glass panelled exterior door from the rear garden. The central heating boiler is located in the garage.

Outbuildings

Wooden garden store/summerhouse. Double glass panelled doors from the rear garden. Windows to the side.

Wooden garden shed.



SERVICES

Mains water, electricity, gas and drainage.

ITEMS INCLUDED

All fitted floorcoverings, curtains, window blinds and light fittings. The integrated kitchen appliances. Garden store/summerhouse. Wooden shed.

Council Tax

The property is currently registered as band D

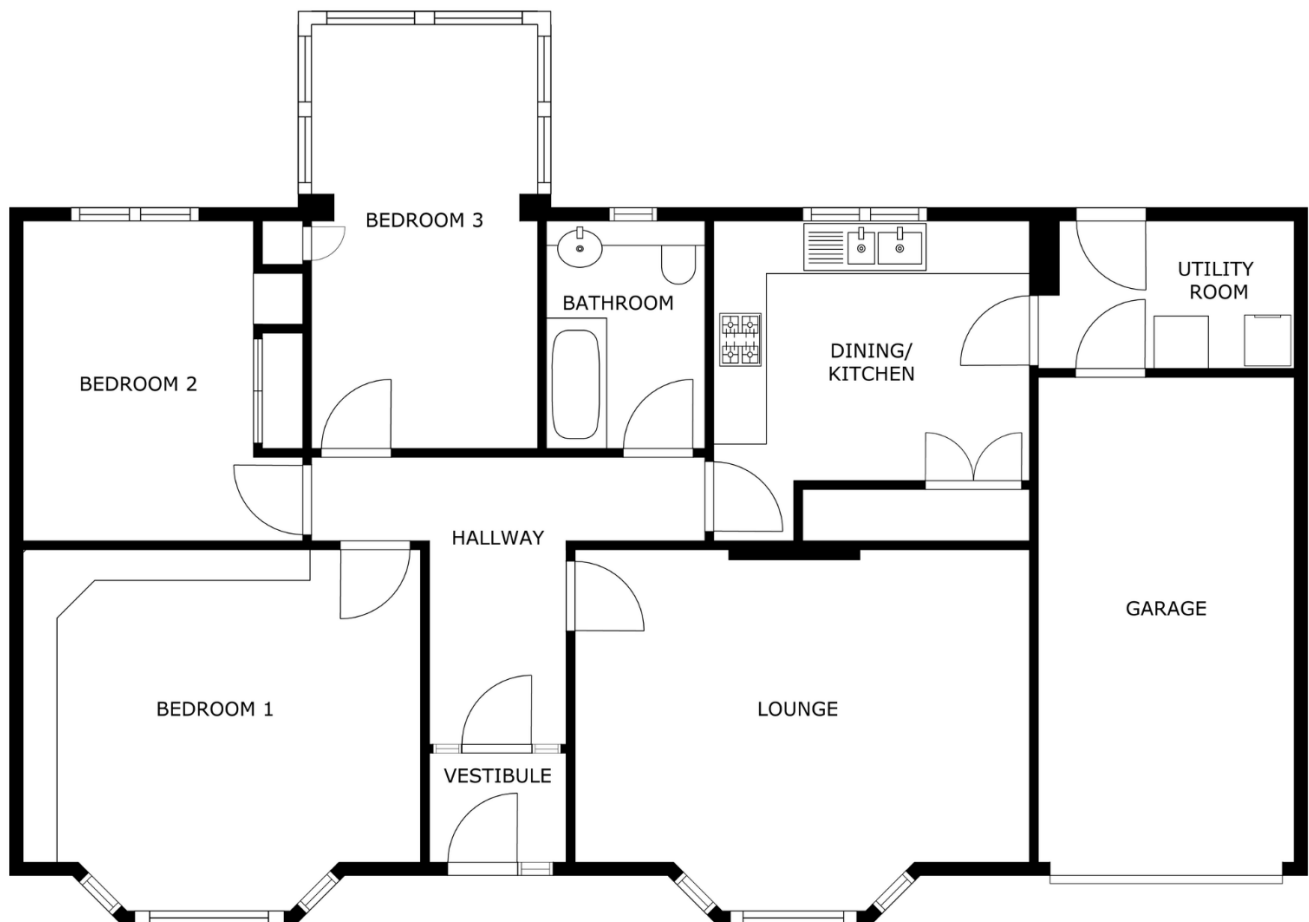
EPC Banding EPC=C

Viewing

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

Email buckie.property@stewartwatson.co.uk

Reference Buckie



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