

STEWART & WATSON

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4 PARK HOUSE, DURN ROAD
PORTSOY, AB45 2QD



Traditional Mid Terrace Dwellinghouse

- Central location in popular coastal town
- Full D.G & mains gas C.H
- Entrance Hallway, Lounge, Kitchen
- Bathroom & 3 Bedrooms.
- Shared car parking area

Offers Over £92,000

Home Report Valuation £95,000

www.stewartwatson.co.uk

4 PARK HOUSE, DURN ROAD, PORTSOY, AB45 2QD

TYPE OF PROPERTY

We offer for sale this traditional terraced dwellinghouse, which is situated within a residential area of the popular coastal town of Portsoy. The property is conveniently placed for the town centre shops, medical centre, Primary/Nursery School and the picturesque Loch Soy. This property forms part of the conversion of the former Park Hotel and offers spacious, well-appointed accommodation over three floors with full double-glazing and mains gas central heating. The property has recently been redecorated in neutral tones. All fitted floorcoverings, any curtains and light fittings are to be included in the price.

ACCOMMODATION

Entrance

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

Lounge

4.48 m x 3.07 m

Double aspect room with front and side facing window. Tiled fireplace and hearth with electric fire. Recessed alcove with fitted shelf.



Kitchen

3.06 m x 2.94 m

An L-shaped room with rear facing window. Fitted with a selection of base and wall mounted units with granite effect

countertops. Sink and drainer unit with mixer tap. Splashback wall tiling. Built-in understairs cupboard with plumbing for washing machine.





Staircase

Staircase with timber banister and fitted carpet allows access from the entrance hallway to the first floor accommodation. The first floor landing has front and rear facing windows, doors to the bathroom and bedroom 1.



Bedroom 1

4.11 m x 2.73 m

Double size bedroom with large front facing window giving views towards Loch Soy. Walk-in wardrobe with side facing window, fitted shelf and hanging rail. Built-in cupboard with fitted shelving and hanging rail.



Bathroom

2.77 m x 1.43 m

Rear facing window. Fitted with a white suite comprising of toilet, wash-hand basin and bath. Splashback wall tiling.



Staircase

The staircase continues from the first floor landing up to the top floor accommodation. The top floor landing has a rear facing window, doors to bedroom 2 and bedroom 3. Ceiling hatch allowing access to the loft space.

Bedroom 2

5.22 m x 2.21 m

Front facing window giving views towards Loch Soy. Built-in cupboard with fitted shelving and the gas central heating boiler.





The view towards Loch Soy from bedroom 2

Bedroom 3

4.09 m x 2.07 m

Rear facing window.



OUTSIDE

A large car parking area lies to the front of the property providing private parking for the 5 properties in the development.



Car parking at the front of the property

SERVICES

Mains water, electricity, gas and drainage.

ITEMS INCLUDED

All fitted floorcoverings, any curtains and light fittings.

Council Tax

The property is currently registered as band C

EPC Banding EPC=C

Viewing

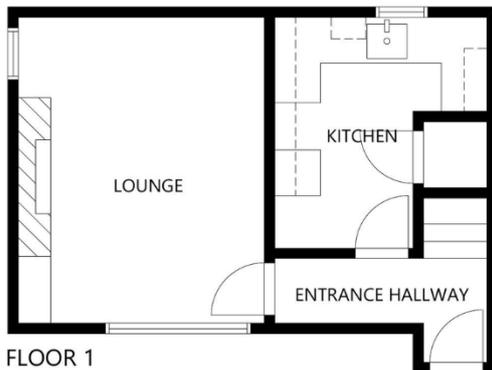
By appointment only which can be arranged by contacting our Banff Office on 01261 818883

Email banff.property@stewartwatson.co.uk

Reference Banff/



FLOOR 3



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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