

STEWART & WATSON

your **complete** property & legal service

27 CULLEN STREET
PORTSOY, AB45 2PJ



Two Bedroom Mid Terrace Dwellinghouse

- Walking distance to shops and bus stops
- Two Bedrooms – one on ground floor
- Lounge, Kitchen, Dining Room, Bathroom
- Gas Central Heating & Double Glazing
- Two garden areas

Offers Over £94,000

Home Report Valuation £95,000

www.stewartwatson.co.uk

TYPE OF PROPERTY

We offer for sale this mid terrace traditional property which is located in the popular coastal village of Portsoy. Accommodation comprises lounge, kitchen, dining room and bedroom on the ground floor. On the upper floor there is a further bedroom and the bathroom. The property has been well presented by the current owners and most items within the property may be available by separate negotiation.

ACCOMMODATION

Hallway

Enter via an exterior door with glazed panel. Doors to lounge and ground floor bedroom. Stairs to upper floor.

Lounge

4.29m x 2.93m

Front and side facing windows with deep display sills. Shallow alcove with cupboard below. Door to kitchen.



Kitchen**3.62m x 1.43m**

Fitted with base and wall units incorporating work surfaces and stainless-steel sink and drainer. Side facing window. Integrated washing machine and fridge. Oven, hob and extractor above. Door to dining room.

**Dining Room****2.42m x 2.09m**

Glazed exterior door leading to shared garden. Cupboard. Space for tall freezer.

**Bedroom****3.19m x 2.19m**

Front facing window. Built-in cupboard. Understairs cupboard.

**Staircase**

Roof window to rear. Built-in cupboard housing Worcester boiler and hatch to loft space. Further built-in cupboard. Doors to bathroom and bedroom.

Bedroom**4.38m x 3.15m**

Front facing window with deep display sill. Fitted wardrobes, cupboard, drawers with vanity area.



Bathroom

Fitted with toilet, wash hand basin and bath with shower above and curtain alongside. Built-in shelved cupboard.

OUTSIDE

There are two areas of garden belonging to the property.

SERVICES

Mains water, electricity, gas and drainage.

ITEMS INCLUDED

All fitted floorcoverings, window blinds, curtains and light fittings included.

Council Tax

The property is currently registered as band A

EPC Banding

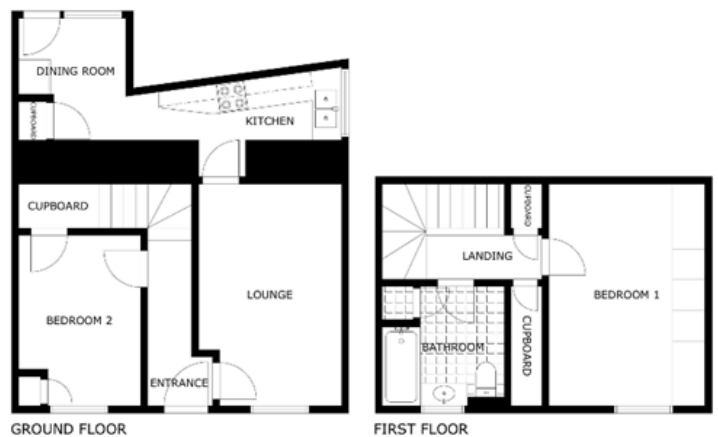
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Viewing

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

Email banff.property@stewartwatson.co.uk

Reference Banff/LAC



This floor plan is not to scale and is for illustrative purposes only.

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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