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# 37 RANNAS PLACE

***PORTESSIE, BUCKIE, AB56 1SQ***





***Traditional Detached Dwellinghouse***

- Popular area close to Moray Firth Coast
- Upgraded home with D.G & gas C.H
- Hallway, Lounge, Fitted Dining Kitchen, Bathroom
- Shower Room and possible 4 Bedrooms.
- Garden areas. Double garage.

## *Offers Over £165,000*

***Home Report Valuation £170,000***

**www.stewartwatson.co.uk**

# 37 RANNAS PLACE, PORTESSIE, BUCKIE, AB56 1SQ

## TYPE OF PROPERTY

We offer for sale this traditional detached dwellinghouse, situated in a popular residential area on the lower part of Portessie, a charming coastal village on the eastern outskirts of Buckie. Conveniently located close to the picturesque Moray Firth coastline, the property is within walking distance of the beautiful sandy beach at Strathlene. Portessie offers a range of local amenities, including primary and nursery schools, a village shop and a regular bus service. Additional shops, supermarkets and amenities can be found in the neighbouring town of Buckie. The property has been upgraded and modernised over the years and benefits from full double glazing and mains gas central heating (ground floor only). The current owners have presented the home well, with fresh, neutral décor throughout. All fitted floor coverings, curtains, window blinds and light fittings are included in the price leaving this property in a move-in condition.

## ACCOMMODATION

**Entrance Hallway**

Enter through wooden exterior door into the hallway which has doors to the lounge, kitchen and bathroom. Built in cupboard with fitted shelves, light, gas central heating boiler and vented for tumble dryer.

**Kitchen** **3.76 m x 2.60 m**

Double side facing window giving sea views towards the Moray Firth. Fitted with a selection of base and wall mounted units in a beech effect shaker style finish with granite effect countertops and midwall panelling. Integrated gas hob, electric oven, dishwasher and fridge freezer. Features of the kitchen include a double wall mounted cabinet with glass display fronts and a fitted table. Sink and drainer unit with mixer tap.





**Bathroom** **2.90 m x 1.86 m**

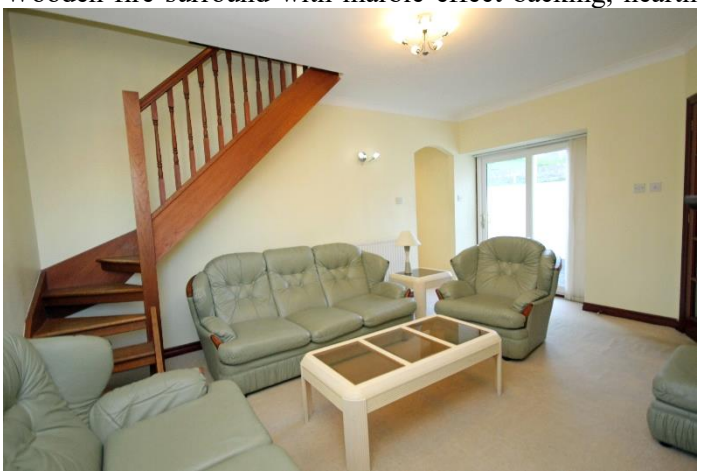
Side facing window. Fitted with a white suite comprising of toilet, wash-hand basin and offset corner bath. Splashback wall tiling. Built in cupboard with fitted airing shelving and plumbing for washing machine.





**Lounge** **4.80 m x 3.54 m**

Double glass panelled doors from the entrance hallway. Double aspect room with front and side facing windows. Wooden fire surround with marble effect backing, hearth and coal effect electric fire. The staircase gives access from this area to the first-floor accommodation. Open plan to the rear hallway. French doors leading out to the rear garden.







**Hallway**
Side facing window. This area is open plan from the lounge and has doors to the shower room, bedroom 1 and bedroom 2.



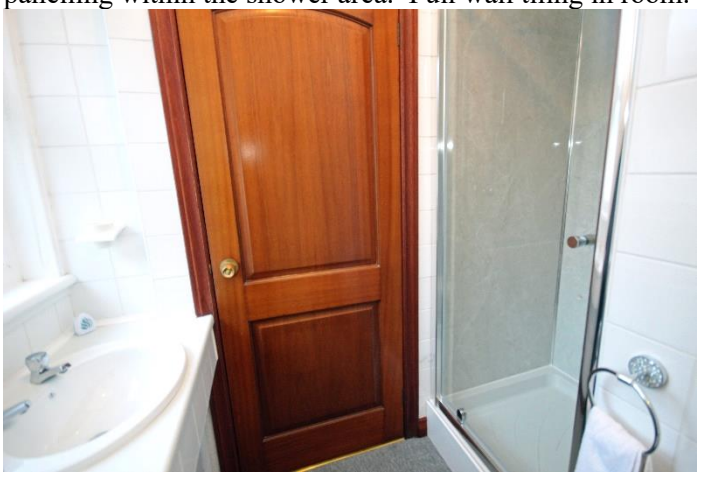
**Bedroom 1** **3.70 m x 2.64 m**
Double size bedroom with side facing window. Double built in wardrobe with sliding mirror doors, fitted shelving and hanging rail.



**Bedroom 2** **3.70 m x 2.67 m**
Double size bedroom with side facing window. Built in wardrobe with double, sliding mirror door and hanging rail.



**Shower Room**
Side facing window. Fitted with a white suite comprising of toilet, wash-hand basin and shower cubicle. Wet wall panelling within the shower area. Full wall tiling in room.



**Staircase**
An open tread timber staircase allows access from the lounge to the first floor accommodation. The first floor landing has doors to the 2 attic bedrooms (bedroom 3 and bedroom 4). **The first floor accommodation has coombed ceilings and measurements are given at widest points.**

**Bedroom 3** **4.62 m x 2.48 m**
Large side facing Velux style roof window. Access to eaves space.

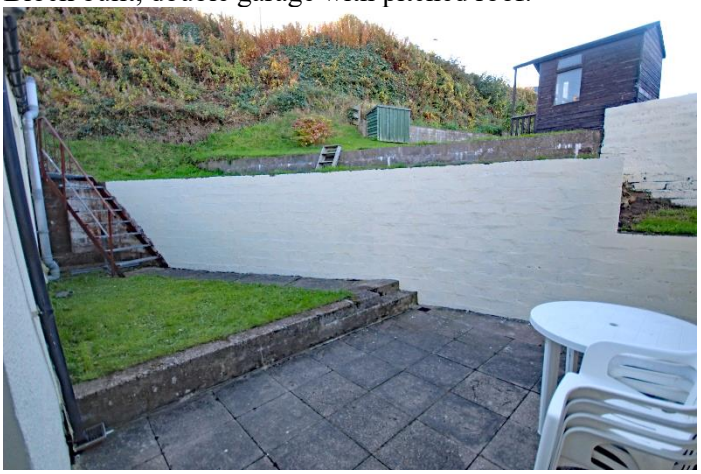


**Bedroom 4** **2.77 m x 2.47 m**
Side facing Velux style roof window. Access to eaves space. Door to the loft space which is partly floored and has a light.



**OUTSIDE**
Garden areas to the side and rear of the property, which are terraced and have been laid mainly in grass. The garden areas enjoy a generally south/westerly aspect making them a super suntrap in the summer months. A paved patio area provides an ideal spot for alfresco dining.

**Double Garage**
Block built, double garage with pitched roof.







**SERVICES**
Mains water, electricity, gas and drainage.

**ITEMS INCLUDED**
All fitted floorcoverings, curtains, window blinds and light fittings. Integrated kitchen appliances.

**Council Tax**
The property is currently registered as band C

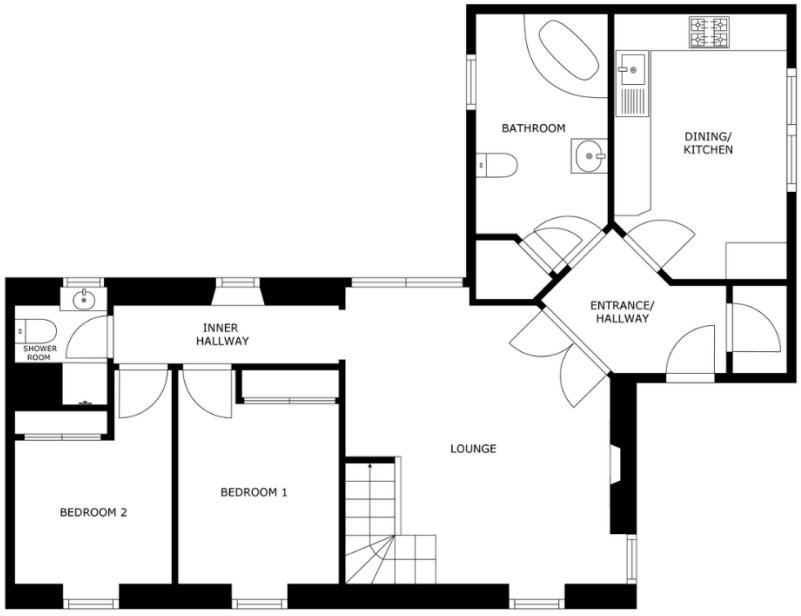
**EPC Banding** EPC=D

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

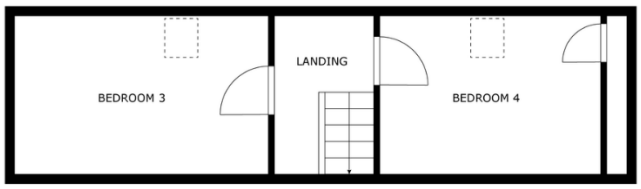
**Email** buckie.property@stewartwatson.co.uk

**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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