

# STEWART & WATSON

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**34 CROWN STREET  
PORTGORDON, AB56 5RD**



## ***Spacious Semi-Detached Dwellinghouse***

- Popular residential area in coastal village
- Modernised interior. Full D.G & mains gas C.H
- Hallway, Lounge, Fitted Dining Kitchen, Side Vestibule
- Bathroom & 2 Double Bedrooms.
- Enclosed gardens. Large Workshop. Offroad parking.

***Offers Over £118,000***  
***Home Report Valuation £120,000***

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



**TYPE OF PROPERTY**

We offer for sale this attractive semi-detached dwellinghouse, which is situated within a residential area on the upper part of the coastal village of Portgordon. The property is conveniently placed for the nursery/primary schools and the village general store. Many coastal walks are available nearby and the neighbouring town of Buckie has a number of supermarkets, shops, secondary school and leisure facilities. This home offers spacious, well-appointed accommodation over two floors, it has been upgraded and modernised over the years and benefits from full double glazing and mains gas central heating.

**ACCOMMODATION**

**Hallway**

Enter through glass panelled exterior door into the entrance hallway, which has a door to the lounge. Side facing window. The staircase allows access from this area to the first floor accommodation.

**Lounge**

**4.04 m x 3.90 m**

Glass panelled door from the entrance hallway. Large front facing window. Substantial wooden fire surround, recessed brick built fireplace with tiled hearth. Glass panelled door to the dining kitchen.



**Dining Kitchen**

**3.68 m x 2.62 m**

Double rear facing window overlooking the rear garden. Fitted with a quality selection of base and wall mounted units in an oak effect shaker style finish with marble effect

countertops and midwall panelling. Integrated gas hob, gas double oven (not in working order) and extractor hood. Sink and drainer unit with mixer tap. Glass panelled door to side vestibule.







### Side Vestibule

Large built-in cupboard with light, shelving and power points (the present owner has a freezer in this cupboard). Purpose built cupboard housing the electric meter and fuse box. Understairs cupboard. Glass panelled exterior door.

### Staircase

Staircase with fitted carpet and wooden banister allows access from the entrance hallway to the first-floor accommodation. The first-floor landing has doors to the bathroom and both bedrooms. Side facing window. Ceiling hatch allowing access to the loft space.



### Bedroom 1

**3.37 m x 3.26 m**

Spacious, double size bedroom with double front facing window. Large built-in cupboard housing the gas central heating boiler. Double built in wardrobe with sliding doors and double cupboard above.



### Bedroom 2

**3.52 m x 2.88 m**

Double size bedroom with double rear facing window giving views over the neighbouring farmland. Built in cupboard within airing shelving and the hot water tank.



### Bathroom

**1.95 m x 1.68 m**

Rear facing window. Fitted with a white suite comprising of toilet, wash-hand basin and bath with shower fitment above. Fitted furniture in a white, gloss effect finish providing a double cupboard and enclosing the cistern. Full wet wall panelling. Heated towel ladder radiator.





### OUTSIDE

The front garden is laid in grass with a mature hedge border adding privacy. Metal gates allow vehicle access onto a stone chip off road parking area. A paved path allows access to the front door securing access to the enclosed rear garden. The rear garden enjoys a generally southerly aspect making it a super suntrap during the summer months. Area laid in grass. Paved patio areas. Rotary clothes dryer. Outside lights and water tap.

### Workshop

Large block-built workshop with side and rear facing windows. Double glass panelled doors from the rear garden. Power points and lights.

### Store

Built into the rear of the property is a useful store with fitted shelving.

### SERVICES

Mains water, electricity, gas and drainage.

### ITEMS INCLUDED

All fitted floorcoverings, curtains, window blinds and light fittings. The integrated kitchen appliances.

### Council Tax

The property is currently registered as band A

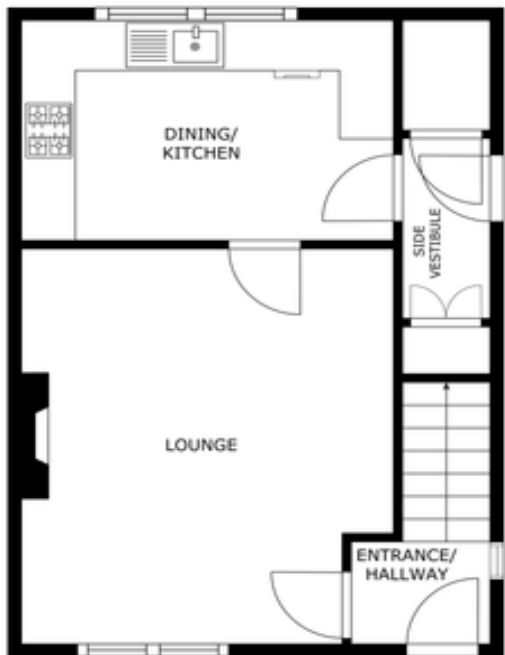
### EPC Banding EPC=D

### Viewing

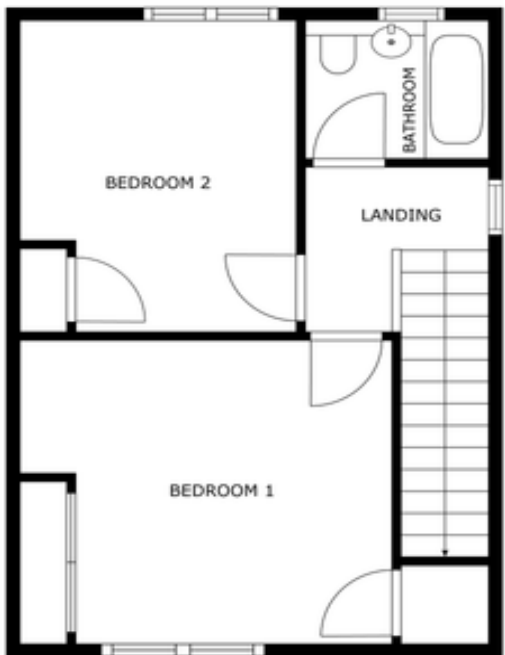
By appointment only which can be arranged by contacting our Buckie Office on 01542 833255

**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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