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43 BRYSON CRESCENT
PORTESSIE, BUCKIE, AB56 1TQ



Mid Terrace Dwellinghouse

- Popular residential area close to shops & schools
- D.G & gas C.H installed.
- Large Lounge, Dining Kitchen
- Shower Room & 3 Bedrooms.
- Enclosed rear garden. Off road parking spaces.

Offers Over £99,000

Home Report Valuation £100,000

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43 BRYSON CRESCENT, PORESSIE, BUCKIE, AB56 1TQ

TYPE OF PROPERTY

We offer for sale this mid terrace dwellinghouse which is situated within a popular residential area on the upper part of the coastal village of Portessie. The property is close to the village primary/nursery school and convenience store with additional shops, supermarkets and amenities being available in the neighbouring town of Buckie. A tarred footpath close to the property gives access to Findochty to the east and Buckie to the west. This home offers accommodation over two floors and benefits from double glazing and mains gas central heating but would be enhanced by some modernisation and redecoration. Any fitted floorcoverings, curtains, window blinds and light fittings are to be included in the price.

ACCOMMODATION

Entrance

Enter through glass panelled exterior door into the entrance area which has a glass panelled door to the lounge. The

staircase gives access from this area to the first floor accommodation.

Lounge

5.92 m x 3.82 m

Glass panelled door from the entrance. Spacious, double aspect room with front and rear facing windows. Fyfestone fireplace with paved hearth. Glass panelled door to the dining kitchen.



Dining Kitchen

6.02 m x 2.97 m

Front and rear facing windows. Fitted with a selection of base and wall mounted units. Sink and drainer unit with mixer tap. Understairs storage area with fitted shelf and light. Built-in cupboard housing the gas central heating boiler. Glass panelled exterior doors to the front and rear of the property.





Staircase

Staircase with wooden banister allows access from the entrance area to the first floor accommodation. The first floor landing has doors to the shower room and all 3 bedrooms. Ceiling hatch allowing access to the loft space.

Bedroom 1

3.82 m x 3.38 m

Double size bedroom with front facing window. Built-in cupboard with fitted shelving.



Bedroom 2

4.25 m x 2.48 m

Rear facing window giving views between properties towards the Moray Firth. Double built-in cupboard with sliding doors and fitted shelving.



Shower Room

2.44 m x 1.96 m

Rear facing window. Fitted with a white toilet and wash-hand basin. Accessible shower area. Wetwall and tiled splashback panelling.



Bedroom 3

3.37 m x 2.02 m

An ideal for single bedroom with front facing window.



OUTSIDE

The garden area to the front of the property has been laid in concrete and paving for ease of maintenance creating off road parking spaces. Wooden garden store. The rear garden is enclosed and is laid mainly in grass. Paved patio area. Wooden garden shed. Rotary clothes dryer. Wooden garden shed. Outside light and water tap.



SERVICES

Mains water, electricity, gas and drainage.

ITEMS INCLUDED

Any fitted floorcoverings, curtains, window blinds and light fittings. Two wooden stores.

Council Tax

The property is currently registered as band A

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/CF



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.

The Property Shop, 2 Main Street, Turriff AB53 4AD (01888) 563777
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