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**3 SHORE STREET
PORTGORDON, AB56 5RW**



Traditional Terraced Dwellinghouse

- Coastal location giving sea views
- Spacious family home with D.G & gas C.H.
- Hallway, Lounge with Dining Area, Fully Fitted Kitchen,
- Bathroom, Office/Dressing Room & 3 Bedrooms (1 with en-suite)
- Enclosed rear courtyard garden.

Offers Over £145,000
Home Report Valuation £160,000

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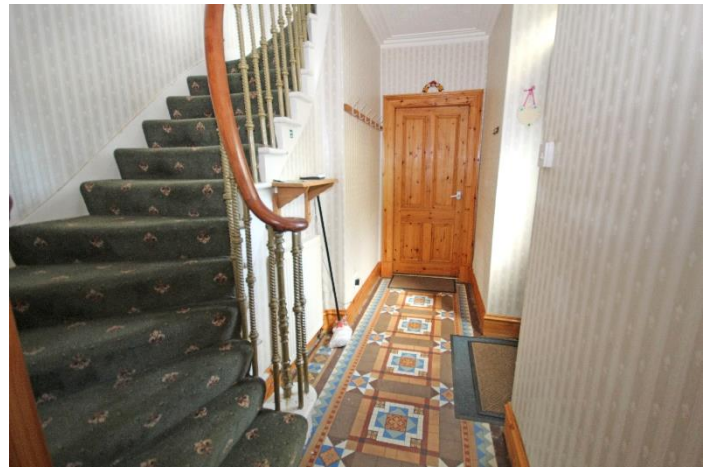
TYPE OF PROPERTY

We offer for sale this traditional, terraced dwellinghouse, which is situated on the lower part of the coastal village of Portgordon opposite the picturesque Moray Firth Coast. Lovely sea views can be appreciated from some of the front facing windows. The small harbour and many coastal walks including The Speyside Way are close by. Portgordon has a village store, bowling club and Primary/Nursery Schools with additional shops, supermarkets and amenities being available in the neighbouring coastal town of Buckie. This home offers spacious, well appointed accommodation over two floors and benefits from double glazing and mains gas central heating. A quality selection of units and integrated appliances have been fitted in the kitchen and the property also boasts a ground floor double bedroom with en-suite wet room but it would be enhanced by some further modernisation works on the first floor. All fitted floorcoverings, curtains, window blinds and light fittings to be included in the price.

ACCOMMODATION

Hallway

Enter through glass panelled exterior door into the entrance hallway, which has doors to the lounge and bedroom 1. The staircase allows access from this area to the first floor accommodation. Traditional floor tiling.



Lounge

4.93 m x 3.61 m

Front facing window. Stone effect fire surround with wooden mantle, display areas and gas fire (not in use) set on a tiled hearth. Display alcoves at either side of the fireplace each with double cupboards below (one housing the gas meter). Open plan to the dining area. Door to the kitchen.

Dining Area

3.65 m x 2.57 m

Open plan from the lounge. Rear facing window overlooking the garden. Built-in understairs cupboard.



Kitchen

3.59 m x 3.51 m

Side facing, double window overlooking the rear garden. Fitted with a quality selection of base and wall mounted units in a limed oak effect, shaker style finish with slate effect countertops. Integrated electric hob, oven, extractor

hood, microwave, dishwasher and fridge freezer. Sink and drainer unit with mixer tap. Splashback wall tiling. Wall mounted gas central heating boiler. Glass panelled exterior door giving access to the rear garden.



Bedroom 1

3.61 m x 3.61 m

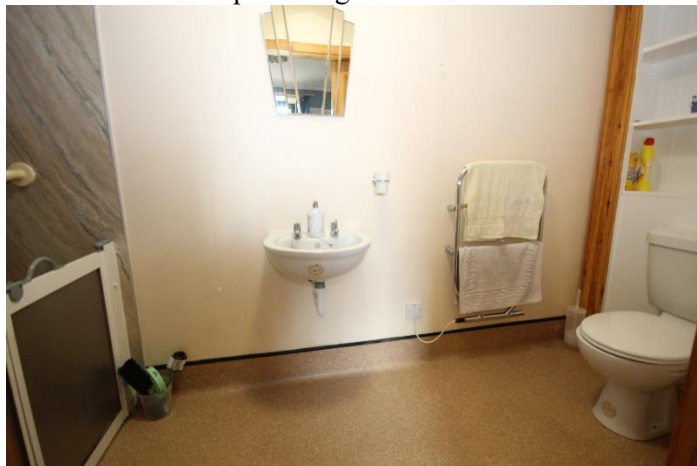
Spacious double size, ground floor bedroom with front

facing window. Walk-in cupboard. Built-in cupboard with fitted shelving. Sliding door to the en-suite wet room.



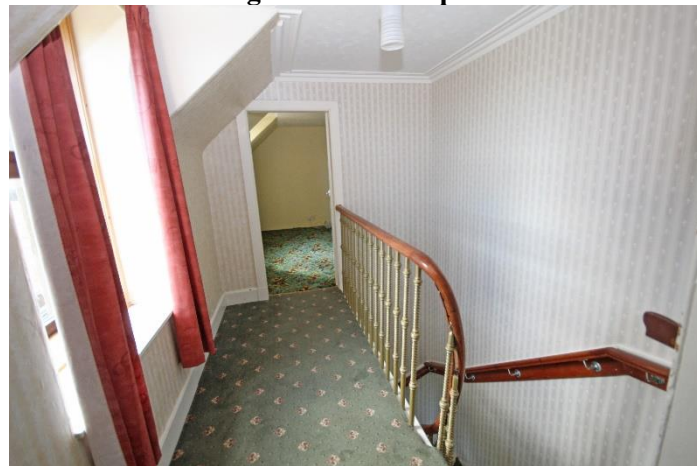
En-suite wet room**3.66 m x 1.20 m**

Fitted with a white toilet and wash-hand basin. Accessible shower area. Recessed area with fitted shelving. Wet wall panelling within the shower area. Electric towel rail and fan heater. Non-slip flooring.

**Staircase**

A lovely feature is the sweeping staircase with traditional banister and balustrades which gives access from the entrance hallway to the first floor accommodation. The first floor landing has a front facing window and doors to

bedroom 2, bedroom 3 and the bathroom. Built-in cupboard with fitted shelving. **The first floor accommodation has some coombed ceilings and measurements are given at widest points.**

**Bedroom 2****4.94 m x 3.26 m**

Double size bedroom with front facing window giving lovely views towards the Moray Firth Coast. Wooden fire surround. Recessed alcove with fitted book/display shelving. Recessed area with fitted shelving.

**Bedroom 3****4.97 m x 3.64 m**

Spacious, double size bedroom with front facing window giving views towards the Moray Firth. Door to the office/dressing room. Ceiling hatch to the loft space.

**Office/Dressing Room****3.64 m x 3.53 m**

Large side facing Velux style roof window. Fitted with a sink.



Bathroom

2.93 m x 2.59

Rear facing Velux style roof window. Fitted with a white suite comprising of toilet, wash-hand basin, bath and

separate shower cubicle. The wash-hand basin is inset to a vanity unit with double cupboard fitted below. Splashback wall tiling.



OUTSIDE

Enclosed courtyard style garden to the rear of the property which has been laid in concrete for ease of maintenance. The rear garden enjoys a generally westerly aspect making it a super suntrap. Water tap. Wooden gate allowing access to the lane at the rear of the property.



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 B

EPC Banding EPC=D

Viewing

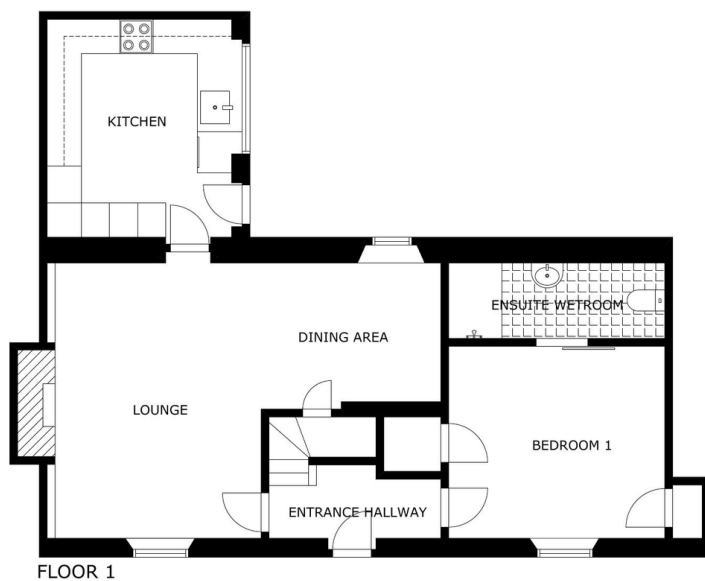
By appointment only which can be arranged by contacting our Buckie Office on 01542 833255

Email buckie.property@stewartwatson.co.uk

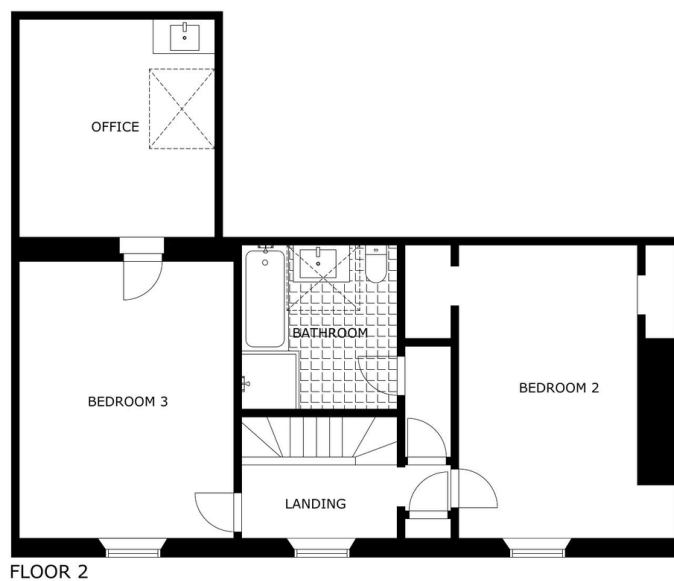
Reference Buckie/CF



The view across the coast towards the Moray Firth from the first floor of the property.



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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