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**5 GORDON STREET
PORTGORDON, AB56 5QR**



Traditional Terraced Dwellinghouse

- Residential area close to village shops & Moray Firth Coast
- Spacious, upgraded accommodation with D.G & gas C.H
- Lounge with wood burning stove, Fitted Kitchen with Dining Area
- Utility Porch, Bathroom & 2 Double Bedrooms (1 with en-suite)
- Enclosed rear garden with garden sheds.

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

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TYPE OF PROPERTY

We offer for sale this traditional style terraced dwellinghouse, which is situated within a popular residential area on the lower part of the coastal village of Portgordon. The property is conveniently placed for the local shops, small harbour, the Speyside Way with has many coastal walks available nearby. This home has been upgraded and modernised over recent years but has retained many of its traditional features, which will appeal to those seeking a home of charm and character. The property offers spacious, well-appointed accommodation over two floors and benefits from double-glazing and mains gas central heating. The present owner has presented the property well, it has been tastefully decorated in neutral tones and all fitted floorcoverings, curtains, window blinds and light fittings are to be included leaving this home in a true move-in condition.

ACCOMMODATION

Hallway

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



Lounge

4.10 m x 3.39 m

Glass panelled door from the hallway. Front facing window. Substantial wooden fire surround, recessed fireplace with multi-fuel stove, set on a tiled hearth. Recessed display alcove with fitted shelving and cupboard below housing the gas and electric meters. The lounge is open plan to the dining area of the kitchen. Glass panelled door to the inner hallway.



Dining Kitchen

4.97 m x 2.89 m

Rear facing window giving views over the garden. Fitted with modern selection of base units in a green coloured, shaker style finish with marble effect countertops incorporating a small breakfast bar. Integrated electric hob, oven, extractor hood and fridge. Fitted wall shelving. Space suitable for dining table and chairs. Sink and drainer unit with mixer tap. Splashback wall tiling. Built-in understairs cupboard with light and power point.



Inner Hallway

This area has doors to the lounge and bathroom and is open plan to the utility porch.

Bathroom

2.45 m x 1.91 m

Rear facing window. Fitted with a white suite comprising of toilet, wash-hand basin and bath with shower fitment above. Splashback wall tiling. Wall mounted bathroom cabinet.



Utility Porch

2.03 m x 1.99 m

Double, rear facing window. Wall mounted gas central heating boiler. Plumbing for washing machine. Spaces for fridge freezer and tumble dryer. Glass panelled exterior door giving access to the rear garden.



Staircase

Sweeping staircase with fitted carpet, traditional banister and spindles allows access from the entrance hallway to the

first floor accommodation. The first floor landing has a front facing window and doors to both bedrooms. Ceiling hatch allowing access to the loft space.

Bedroom 1

3.70 m x 3.67 m

Spacious, double size bedroom with front facing window. Door to the en-suite shower room.



En-Suite

2.62 m x 2.28 m

Rear facing window. Fitted with a white suite comprising of toilet, wash-hand basin and corner shower cubicle. The

countertop wash-hand basin is set on an oak unit with storage cupboard below and co-ordinating mirrored wall cabinet. Traditional style radiator with towel rail.



Bedroom 2

2.74 m x 3.82 m

Double size bedroom with rear facing window. Large

walk-in wardrobe with fitted shelving, hanging rail and light.



OUTSIDE

A lovely garden lies to the rear of the property, which is enclosed making it ideal for those with children and pets. The rear garden enjoys a generally southerly aspect making it a super suntrap in the summer months. The garden has been landscaped to make it relatively low maintenance with various patios, area laid in artificial grass and some mature shrub and bark borders. Garden sheds. Log store.





SERVICES

Mains water, electricity, gas and drainage.

ITEMS INCLUDED

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

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

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.

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