

STEWART &WATSON

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**18 RANNAS PLACE
PORTESSIE, AB56 1SQ**



Terraced Dwellinghouse

- Close to picturesque Moray Firth Coast
- D.G, gas C.H & PV solar panels.
- Hallway, Lounge, Dining Kitchen
- Shower Room & 2 Double Bedrooms.
- Small areas of ground to the rear.

Offers Over £79,000
Home Report Valuation £85,000

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TYPE OF PROPERTY

We offer for sale this traditional terraced dwellinghouse which is situated in a popular residential area on the lower part of the coastal village of Portessie. The property is conveniently placed close to the picturesque Moray Firth Coast and in particular the sandy beach at Strathlene. The neighbouring town of Buckie has various shops, supermarkets and amenities. This home offers accommodation over two floors and benefits from double-glazing, mains gas central heating and PV solar panels on the front and rear elevations. The property would be enhanced by modernisation and redecoration. Any fitted floorcoverings, curtains, window blinds and light fittings will remain and are to be included in the price.

ACCOMMODATION

Hallway

Enter through glass panelled exterior door into the hallway, which has doors to the lounge and dining kitchen. Built in cupboard with fitted shelving and hooks. The staircase

allows access from the hallway to the first floor accommodation



Lounge

4.05 m x 3.38 m

Double aspect room with front and rear facing windows. Double built in cupboard with shelving and recessed area below housing the electric meter and fuse box. Door to the rear hallway.



Rear Hallway

Double built in cupboard with fitted shelving. Space and plumbing for washing machine. Door to the shower room.

Shower Room

Rear facing window. Fitted with a toilet, wash-hand basin and shower area. Wall mounted gas central heating boiler.



Dining Kitchen

4.04 m x 2.58 m

Double aspect room with front and rear facing windows. Fitted with a selection of base and wall mounted units. One

and a half bowl sink and drainer unit with mixer tap. The gas cooker is included in the price.



Staircase

Staircase with wooden banister allows access from the entrance hallway to the first floor accommodation. The first floor landing has doors leading to both bedrooms. Rear facing roof skylight window. Built in cupboard with fitted shelf and hanging rail. Ceiling hatch allowing access to the loft space.



Bedroom 1

4.13 m x 3.68 m

Spacious, double size bedroom with front facing window.



Bedroom 2**4.22 m 2.79 m**

Double size bedroom with front facing window.

**OUTSIDE**

Small areas of ground to the rear of the property.

SERVICES

Mains water, electricity, gas and drainage. PV solar panels.

ITEMS INCLUDED

Any fitted floorcoverings, curtains, window blinds and light fittings. The gas cooker.

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.

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