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4 FINDLATER STREET
PORTESSIE, BUCKIE, AB56 1SN



Traditional Semi-Detached Dwellinghouse

- Close to the Moray Firth Coastline
- Spacious, modernised home with D.G & gas C.H
- Hallway, Lounge, Dining Kitchen, Utility Room
- Bathroom, Toilet, Office and 3 Double Bedrooms.
- Small area of ground to the rear of the property.

Offers Over £165,000
Home Report Valuation £165,000

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4 FINDLATER STREET, PORTESSIE, BUCKIE, AB56 1SN

TYPE OF PROPERTY

We offer for sale this traditional, semi-detached dwellinghouse, which is situated within a popular residential area on the lower part of Portessie, a small coastal village to the east of the town of Buckie. The property is conveniently placed for the picturesque Moray Firth Coast, sandy beach at Strathlene, village shop, schools and bus stop. Views across the Moray Firth can be appreciated from the first floor, front facing windows making this property ideal for spotting a variety of wildlife and enjoying the beautiful sunsets. The property has been upgraded and modernised over recent years and offers well-appointed accommodation over two floors with full double-glazing and mains gas central heating. All fitted floorcoverings, curtains, window blinds and light fittings are included in the price.

ACCOMMODATION

Entrance

Enter through, stable style door with glazed top panel into the entrance, which has a door to the lounge and allows access to the dining kitchen. The staircase allows access from this area to the first floor accommodation.

Lounge

4.54 m x 4.52 m

An, L shaped double aspect room with front and rear facing windows. Impressive focal point provided by a rustic wooden fire surround with decorative tiled backing and hearth. Recessed display area with fitted shelving and the electric meter. Door to the office.



Office

3.19 m x 1.83 m

Rear facing window. Providing space for use as an office/study or as a possible ground floor bedroom.

Dining Kitchen

4.53 m x 4.34 m

Open plan from the entrance area. Spacious room with front facing window and shelved display area below. Fitted

with a modern selection of base and wall mounted units in a coloured, shaker style finish with wood effect countertops. Integrated electric hob and double oven. Deep ceramic sink with side draining board. Slate effect splashback panelling. Shelved display areas. Fitted bottle rack. Door to the utility area. Glass panelled exterior door giving access to the rear garden area.



Utility Room 2.65 m 1.77 m
Front facing window. Fitted countertop with spaces and plumbing below for washing machine and tumble dryer. Wall mounted gas central heating boiler. Door to the toilet.



Toilet 1.75 m x 1.32 m
Rear facing window. Fitted with a white suite comprising of toilet and wash-hand basin. Two built-in cupboards.



Staircase
A steep staircase with fitted carpet and wooden banister allows access from the entrance area to the first floor accommodation. The first floor landing has a rear facing window and doors to the bathroom and the 3 bedrooms. **The first floor accommodation has some coombed ceilings and measurements are given at the widest points.**



Bedroom 1

4.58 m x 3.82 m

Spacious double size bedroom with front facing window.



Bedroom 2

3.29 m x 3.25 m

Double size bedroom with front facing window. Built-in cupboard with fitted shelf and hanging rail. Ceiling hatch allowing access to the loft space.



Bathroom

2.30 m x 1.69 m

Rear facing Velux style roof window. Fitted with a white suite comprising of toilet, wash-hand basin and bath with shower fitment from the bath mixer tap. Splashback wall tiling.



Bedroom 3

3.22m x 2.86 m

Front facing window with double cupboard fitted below. Lovely views across the Moray Firth Coastline towards Strathlene can be appreciated from this room.



OUTSIDE

A small strip of garden ground lies to the rear of the property, which has been laid in paving slabs and stone chips for ease of maintenance (the neighbouring property, to the rear in Hope Street also has a strip of garden). Wooden gate allowing access to the side 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 A

EPC Banding

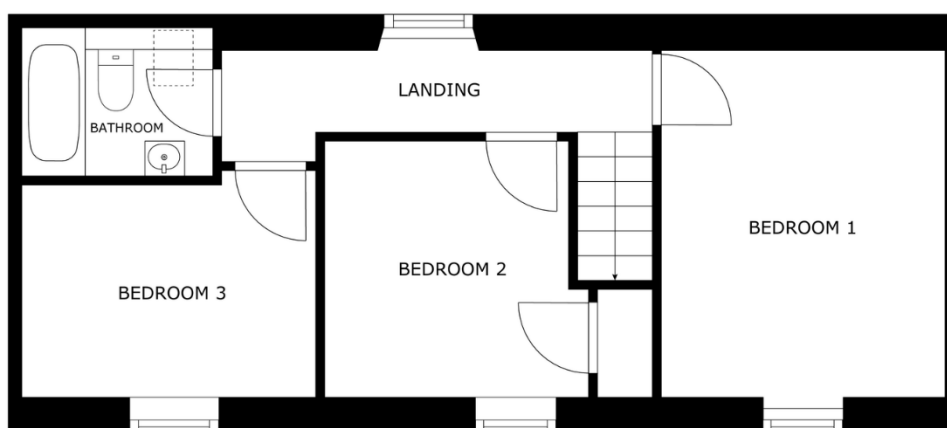
EPC=D

Viewing

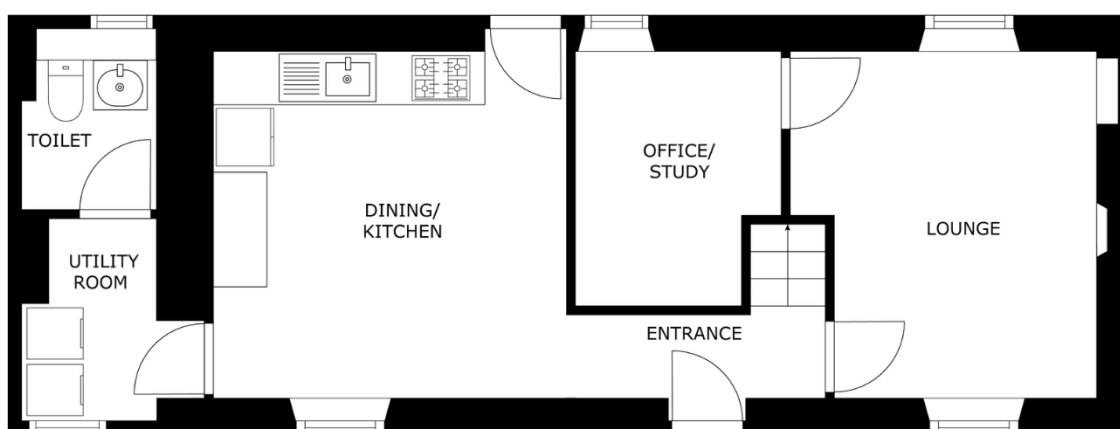
By appointment only which can be arranged by contacting our Buckie Office on 01542 833255

Email buckie.property@stewartwatson.co.uk

Reference Buckie/CF



FLOOR 2



FLOOR 1

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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