

# STEWART & WATSON

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**46 CULLEN STREET**  
**PORTSOY, AB45 2PH**



## *Detached Dwellinghouse*

- Popular area close to town centre in coastal town
- D.G & mains gas C.H
- Hallway, Lounge, Dining Kitchen, Utility Room
- Bathroom, Toilet & 3 Bedrooms.
- Front garden. Enclosed rear garden.

***Offers Over £150,000***  
***Home Report Valuation £160,000***

**[www.stewartwatson.co.uk](http://www.stewartwatson.co.uk)**

**TYPE OF PROPERTY**

We offer for sale this traditional detached dwellinghouse, which is situated in a popular residential area of the coastal town of Portsoy. The property is conveniently placed for the town centre shops, supermarket, picturesque harbour and amenities. This home offers well-appointed accommodation over two floors and benefits from double-glazing and mains gas central heating but would be enhanced by some modernisation and upgrading. Any fitted floorcoverings, curtains, window blinds and light fittings within the property will remain and are included in the price.

**ACCOMMODATION**

**Hallway**

Enter through glass panelled exterior door into the L shaped hallway which has doors to the lounge, dining kitchen, utility room, bathroom and bedroom 1. Built in understairs cupboard. The staircase gives access from the hallway to

the first floor accommodation. Glazed exterior door to the rear garden.



**Lounge**

**4.53 m x 3.46 m**

Front facing window. Wooden fire surround with marble fireplace and hearth. Built in cupboard with fitted shelving.



**Dining Kitchen**

**4.92 m x 3.54 m**

Glass panelled door from the hallway. A spacious room with large rear facing window and additional windows on

either side giving views over the garden. Fitted with a selection of base and wall units with wood effect countertops. Sink and drainer unit. Fitted table.

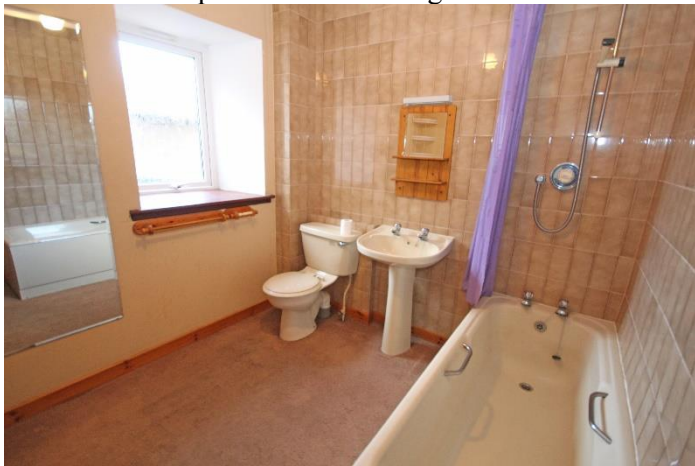




**Utility Room** **3.16 m x 1.90 m**  
 Glass panelled door from the hallway. Side facing window. Sink and drainer unit with mixer tap and base unit fitted below. Built in cupboard housing the hot water tank. Built in cupboard with fitted shelving. Wall mounted gas central heating boiler.



**Bathroom** **2.49 m x 2.39 m**  
 Rear facing window. Fitted with a cream coloured suite comprising of toilet, wash hand basin and bath with shower fitment above. Splashback wall tiling.



**Bedroom 1** **4.50 m x 2.90 m**  
 Double size, ground floor bedroom with front facing window.



**Staircase**  
 A carpeted staircase allows access from the hallway to the first floor accommodation. The first floor landing has a front facing Velux style roof window and doors to bedroom 2, bedroom 3 and the toilet. Wall to wall built in cupboards with sliding doors. **The first floor accommodation has some coombed ceilings and measurements are given at widest points.**



**Toilet** **2.67 m x 1.80 m**  
 Rear facing roof skylight window. Fitted with a white toilet and wash hand basin.

**Bedroom 2** **4.20 m x 3.22 m**  
 Front facing bay window. Double built in wardrobe with fitted shelf and hanging rail.



**Bedroom 3** **3.22 m x 3.00 m**  
Front facing bay window. Double built in wardrobe with bi-fold doors, fitted shelf and hanging rail.



**OUTSIDE**  
The garden area to the front of the property has been laid in tar for ease of maintenance and creating off road parking

space if required. Wooden gate at the side of the property allows access between the front and rear gardens. The rear garden is enclosed and has been stocked with an abundance of mature shrubs and plantings. Drying poles. Garden store.



**SERVICES**

Mains water, electricity, gas and drainage.

**ITEMS INCLUDED**

Any fitted floorcoverings, curtains, window blinds and light fittings. Garden store.

**Council Tax**

The property is currently registered as band B

**EPC Banding** EPC= E

**Viewing**

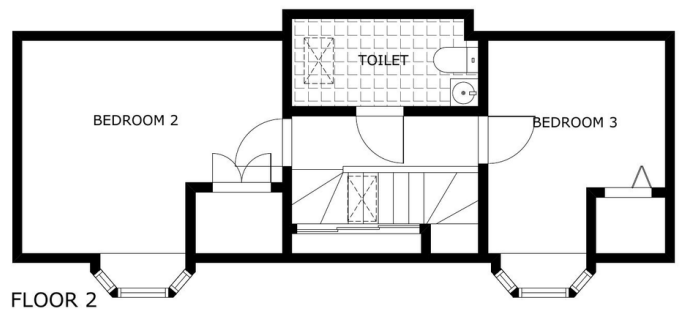
By appointment only which can be arranged by contacting our Buckie Office on 01542 833255

**Email** [buckie.property@stewartwatson.co.uk](mailto:buckie.property@stewartwatson.co.uk)

**Reference** Buckie/CF



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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