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8 FINDLATER STREET
PORTESSIE, BUCKIE, AB56 1SN



Traditional Detached Dwellinghouse

- Prime sea front location boasting stunning sea views
- D.G, gas C.H & Multi-fuel stove
- Hallway, Lounge, Sitting/Dining Room, Kitchen
- Toilet, Bathroom, Boxroom & 3 Double Bedrooms.
- Enclosed garden area. Small rear yard. Workshop.

Offers Over £150,000
Home Report Valuation £155,000

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8 FINDLATER STREET, PORTESSIE, BUCKIE, AB56 1SN

TYPE OF PROPERTY

We offer for sale this traditional detached dwellinghouse, which is situated in a popular residential area of the lower part of Portessie. The property occupies a prime sea front location offering lovely views across the Moray Firth from all front facing windows and the front garden. This home offers well-appointed accommodation over two floors and benefits from double-glazing, mains gas central heating and oak panelled internal doors.

The property will be sold as seen and no warranties will be given as to the working order of any of the services or appliances.

ACCOMMODATION

Hallway

Enter through glass panelled exterior door into the hallway, which has doors to the lounge, sitting/dining room and bedroom 1. The staircase gives access from this area to the first floor accommodation.



Lounge

4.47 m x 3.32 m

Double aspect room with front and side facing windows. Traditional wooden fire surround with stove effect fire set on a slate hearth. Recessed alcove with fitted shelving. Double built-in cupboard below the front facing window housing the electric meter and fuse box.



Sitting/Dining Room

4.49 m x 3.32 m

Double aspect room with front facing window and rear facing stained glass window. Recessed fireplace with multi-fuel stove set on a slate hearth with wooden mantle above. Built-in cupboard with fitted shelving. Doorway to the kitchen.



Kitchen

4.06 m x 2.35 m

Front and side facing windows. Fitted with a selection of base and wall mounted units in a gloss effect finish. Countertops with co-ordinating splashback panelling. Integrated electric hob, oven, extractor hood and microwave. Sink and drainer unit with mixer tap. Doorway to the rear vestibule.





Rear Vestibule

Access to the kitchen and toilet. Glass panelled exterior door giving access to the rear of the property.

Toilet

Rear facing window. Fitted with a white toilet and wash-hand basin.



Bedroom 1

3.62 m x 3.40 m

Double size bedroom with two rear facing windows. Double built-in wardrobe, with fitted shelf and hanging rails. Built-in cupboard. Fitted drawer unit.



Staircase

Staircase with rope banister gives access from the entrance hallway to the first floor accommodation. The first floor landing has a front facing window and doors to the shower room, office and 2 first floor bedrooms. Fitted storage cupboards. **The first floor accommodation has some coombed ceilings and measurements are given at widest points.**



Bedroom 2

4.53 m x 3.72 m

Double size bedroom with front facing window. Double built-in wardrobe with fitted shelving and hanging rail.



Bedroom 3

4.53 m x 3.07 m

Double size bedroom with front facing window. Double wardrobe with hanging rail. Built-in cupboard housing the gas central heating boiler.



Bathroom **3.32 m x 1.57 m**
 Rear facing window. Fitted with a white suite comprising of toilet, wash-hand basin, bath and corner shower cubicle. Fitted furniture providing useful storage and enclosing the cistern. Splashback wall tiling. Built-in cupboard.



Office/Bedroom 4 **2.44 m x 2.11 m**
 Rear facing Velux style roof window.

OUTSIDE

Small strip of garden to the rear of the property. Gate allowing access to a small lane at the side of the property. Garden area to the front is directly opposite the property.

The garden is generally enclosed and boasts lovely views across the Moray Firth providing a super spot for enjoying the view and stunning sunsets.

Garage/Workshop

Block built former single garage/workshop.



The view from one of the first floor front facing windows.

SERVICES

Mains water, electric, gas and drainage.

ITEMS INCLUDED

The property will be sold as seen and no warranties will be given as to the working order of any of the services or appliances

Council Tax

The property is not currently registered as band C

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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