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17 CHURCH STREET
PORTSOY, AB45 2RN



Traditional Semi-Detached Dwellinghouse

- Popular residential area close to shops & schools
- Modernised interior with D.G & gas C.H
- Hallway, Lounge, Fitted Dining Kitchen
- Shower Room & 2 Bedrooms. Storage cupboards.
- Rear garden. Off road parking space.

Offers Over £115,000
Home Report Valuation £125,000

www.stewartwatson.co.uk

17 CHURCH STREET, PORTSOY, AB45 2RN

TYPE OF PROPERTY

We offer for sale this traditional semi-detached dwellinghouse which is situated centrally in the popular coastal town of Portsoy. The property is conveniently placed for the local shops, Nursery/Primary Schools, picturesque harbour and many coastal walks. This grade B listed home was totally renovated around 1995 and now offers, a modern interior inside a traditional shell boasting well appointed accommodation over two floors with full double-glazing and mains gas central heating. The present owners have presented the property well, it has been tastefully decorated in fresh neutral tones and all fitted floor coverings, curtains, window blinds and light fittings are to be included in the sale price leaving this home in a move in condition.

ACCOMMODATION

Vestibule

Enter through glass panelled exterior door into the vestibule, which has a glass panelled door into the entrance.

Entrance

This area is open plan to the lounge and has a door to the dining kitchen. Built-in cupboard with fitted shelf and

hanging rail. Built in understairs cupboard. The staircase gives access from this area to the first-floor accommodation.

Lounge

4.61 m x 4.57 m

Spacious room with a side facing window and 2 front facing windows.



Dining Kitchen

4.92 m x 2.17 m

Fitted with a selection of base and wall mounted units with granite effect countertops. Integrated gas hob, electric oven and extractor hood. Fitted wall shelving. Sink and drainer

unit. Splashback wall tiling. Space for table and chairs. Wall mounted gas central heating boiler. Glass panelled exterior door giving access to the rear garden.





Staircase

A carpeted staircase with wooden banister allows access from the entrance area to the first floor accommodation. Rear facing window on the staircase. The first floor landing has doors to the shower room and both bedrooms. Ceiling hatch allowing access to the loft space. Built-in cupboard with airing shelving and the hot water cylinder.



Shower Room

2.79 m x 2.23 m

Rear facing window. Fitted with a white suite comprising of toilet, wash-hand basin and large shower cubicle. Built-in cupboard with fitted shelving. Wetwall panelling within the shower area. Heated towel ladder radiator.



Bedroom 1

3.86 m x 3.01 m

Double size bedroom with front facing window. Double built-in wardrobe with sliding mirror doors, fitted shelf and hanging rail.



Bedroom 2

3.03 m x 2.53 m

Front facing window. Built-in wardrobe with fitted shelf and hanging rail.



OUTSIDE

The garden area to the rear of the property is mainly enclosed (there is currently no boundary fence between 17 and 19). The rear garden enjoys a generally westerly aspect making it a super suntrap during the summer months. The garden has been laid in paving for ease of maintenance with some well stocked flower borders. Rotary clothes dryer. Pedestrian access through the garden of adjoining property to the tarred lane at the side of the building. The tarred lane allows access to an off road parking space.





The picturesque harbour and lovely coastline in Portsoy.

SERVICES

Mains water, electricity, gas and drainage.

ITEMS INCLUDED

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

N.B

The property is presently fully furnished and all items of furniture, furnishings and appliances can be made available for sale by separate negotiation.

Council Tax

The property is currently registered as band C

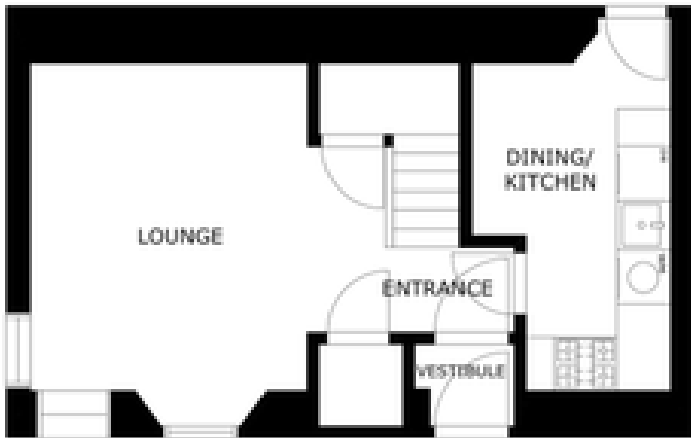
EPC Banding EPC=E

Viewing

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

Email buckie.property@stewartwatson.co.uk

Reference Buckie/CF



FLOOR 1



FLOOR 2

This floor plan is not to scale and is for illustrative purposes only

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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