

STEWART & WATSON

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26 SCHOOLHENDRY STREET
PORTSOY, AB45 2RS



Semi Detached Dwellinghouse

- Located in popular coastal village
- Garden areas (exclusive & shared). Block-built outbuilding
- Lounge, Dining Kitchen, Two Bedrooms & Bathroom
- Gas central heating & double glazing to most windows
- Grade C Listed

Offers Over £129,000
Home Report Valuation £130,000

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TYPE OF PROPERTY

We offer for sale this traditional semi-detached property which is located within the coastal village of Portsoy. The property is within walking distance of the local shops and bus stops which are on the main Aberdeen-Elgin route. Portsoy also has a Primary School. Accommodation comprises hallway, lounge, dining kitchen, stairs to upper hall, two bedrooms and bathroom. Outside, there is a exclusive area of garden and block built outbuilding, sea views over garden wall and additional area of shared garden.

ACCOMMODATION

Hallway

Entered via an exterior door. Understairs cupboard. Doors to lounge and dining kitchen. Stairs to upper floor.

Lounge

4.54m x 3.35m

Front facing window. Wall mounted electric fire to remain.



Dining Kitchen

4.94m x 4.49m

Front and rear facing windows. Fitted with a selection of base and wall units. Countertops with sink and drainer

inset. Space for cooker, fridge freezer and washing machine.





Staircase

Front facing window. Doors to both bedrooms and bathroom.

Bedroom 1

3.79m x 3.39m

Built-in wardrobe with three sliding mirrored doors. Front facing window.



Bedroom 2

4.49m x 2.48m

Space for free standing furniture. Front facing window.



Shower Room

2.49m x 1.90m

Fitted with a shower enclosure, toilet and wash hand basin. Fitted unit providing storage. Cupboard housing Ideal boiler.



OUTSIDE

Access to the rear garden is via a shared path to the side of the property. Exclusive area of garden with block-built outbuilding. Seaview's over the garden wall. Additional area of shared garden.



View from rear wall



SERVICES

Mains water, electricity, gas and drainage.

ITEMS INCLUDED

All fitted floorcoverings, curtains and light fittings.

Council Tax

The property is currently registered as band B.

EPC Banding

EPC = D

Viewing

By appointment only which can be arranged by contacting our Banff Office on 01261 818883

Email banff.property@stewartwatson.co.uk

Reference Banff/LAC



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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