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3 MCINTOSH AVENUE

PORTESSIE, BUCKIE AB56 1TU



Mid Terrace Dwellinghouse

- Popular residential area close to shop & schools
- Fully modernised interior with D.G & mains gas C.H
- Hallway, Large Lounge, Fitted Dining Kitchen
- Shower Room & 3 Bedrooms.
- Enclosed rear garden. Off road parking. Garden Shed.

Offers Over £135,000

Home Report Valuation £135,000

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3 MCINTOSH AVENUE, PORTESSIE, BUCKIE, AB56 1TU

TYPE OF PROPERTY

We offer for sale this attractive mid terrace dwellinghouse, situated within a popular residential area on the upper part of the coastal village of Portessie, on the eastern edge of the coastal town of Buckie. The property is conveniently placed for the village store, Primary and Nursery schools with additional shops, supermarkets and amenities being available in the neighbouring town of Buckie. This home, offers, well-appointed accommodation over two floors it has been upgraded and benefits from full UPVC double-glazed windows and exterior doors, mains gas central heating (new boiler installed 2022) and modern oak panelled internal doors. The present owner has presented the property well; it has been tastefully decorated in fresh neutral tones. All fitted floorcoverings, curtains, window blinds and light fittings are to be included in the price leaving this home in true move in condition.

ACCOMMODATION

Entrance

Enter through a glass panelled exterior door into the entrance hallway which has a glass panelled door to the lounge. The stairway gives access from this area to the first-floor accommodation.

Lounge **6.37 m x 3.88 m**

Glass panelled door from the entrance area. Spacious, double aspect room with front facing window and rear facing French doors giving access to the rear garden. Glass panelled doors to the dining kitchen.





Dining Kitchen **5.95 m x 2.98 m**

Spacious, open plan kitchen diner with front and rear facing windows. Fitted with a selection of base and wall mounted units in a white gloss effect finish with pale grey wood effect countertops and upstands. Integrated electric hob, extractor hood, oven and fridge freezer. Sink and drainer unit with mixer tap. Built in cupboard housing the gas central heating boiler. Purpose built cupboard housing the electric meter and fuse box. Glass panelled exterior door giving access to the rear garden.







Staircase
A carpeted staircase with oak banister gives access from the entrance hallway to the first-floor accommodation. The first-floor landing has doors to the bathroom and all three bedrooms. Built-in cupboard. Ceiling hatch allowing access to the loft space.



Bedroom 1 **3.42 m x 3.87 m**
Double size bedroom with double front facing window. Double built in wardrobe with sliding mirror doors, fitted shelving and hanging rail.



Bedroom 2 **3.89 m x 2.49 m**

Double size bedroom with double rear facing window.





Shower Room **2.94 m x 1.44 m**

Rear facing window. Fitted with a white suite comprising of toilet, wash-hand basin and large shower cubicle. Double drawer unit fitted below the wash hand basin providing useful storage. Wet wall panelling within the shower area. Heated towel ladder radiator.





Bedroom 3 **3.40 m x 1.98**
An ideal single or childs bedroom with front facing window. Built in cupboard with fitted shelf and hanging rail.





OUTSIDE
The garden area to the front of the property has been laid in stone chips and paving for ease of maintenance creating off road parking spaces. A good size garden lies to the rear of the property which is enclosed making it ideal for those with children and pets. The rear garden enjoys a generally southerly aspect making it a super suntrap during the summer months. Area laid in grass and a paved patio. Wooden garden shed.







SERVICES
Mains water, electricity, gas and drainage.

ITEMS INCLUDED
All fitted floorcoverings, curtains, window blinds and light fittings. The integrated kitchen appliances. Wooden shed.

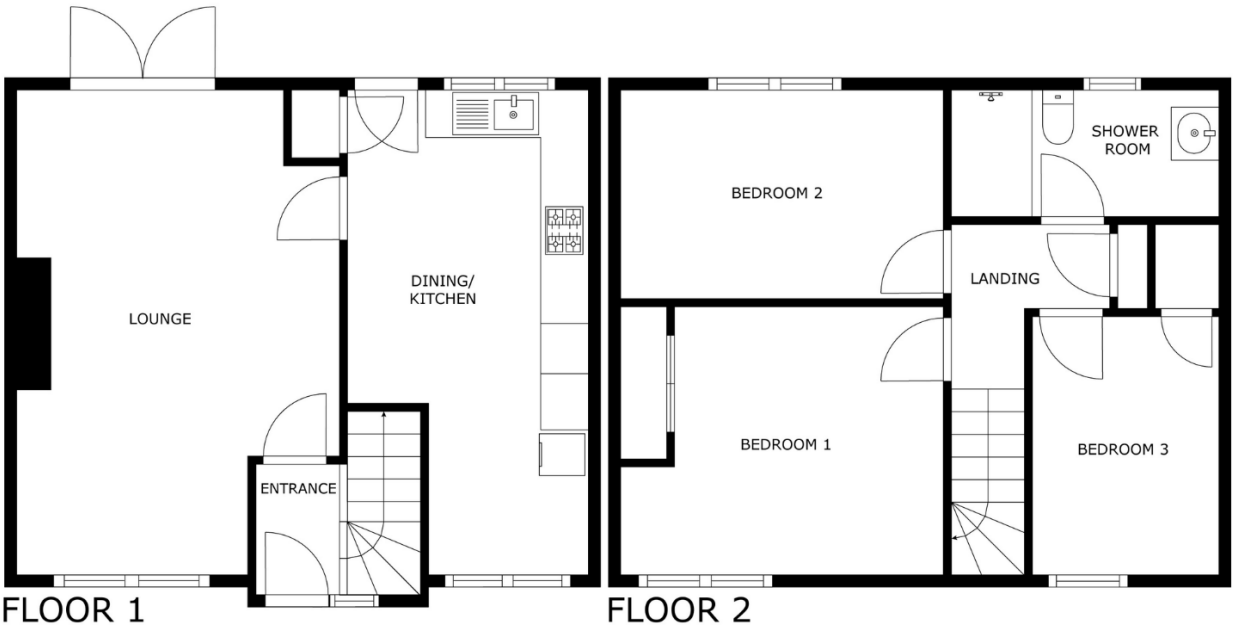
Council Tax
The property is currently registered as band A

EPC Banding
EPC=C

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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