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1 VICTORIA STREET
PORTESSIE, AB56 1TA



Traditional Semi-Detached Dwellinghouse

- Residential area giving impressive sea views
- Spacious Accommodation. D.G. & mains gas C.H.
- Hallway, Lounge, Kitchen, Utility Area, Porch,
- Bathroom, Shower Room, Toilet & 3 Bedrooms.
- Enclosed rear garden. Garden Store/Workshop.

Offers Over £135,000
Home Report Valuation £140,000

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1 VICTORIA STREET, PORTESSIE, AB56 1TA

TYPE OF PROPERTY

We offer for sale this traditional stone built semi-detached dwellinghouse, which is situated within a residential cul-de-sac on the upper part of Portessie. The property is conveniently placed for the village store, Nursery and Primary schools making it ideal for those with family. A cycle/foot path located at the top of the street allows access to the picturesque coastal village of Findochty to the east and the neighbouring town of Buckie to the west. Bus stop close to the property is located on the number 38 bus route. Lovely sea views across the Moray Firth can be appreciated from the lounge, shower room, rear porch and garden. This home has been upgraded and modernised over the years, offers well-appointed accommodation over two floors and benefits from double glazing and mains gas central heating. The property has been decorated in neutral tones and any fitted floor coverings, curtains, window blinds and light fittings are included in the price.



ACCOMMODATION

Entrance

Enter through wooden exterior door into the hallway, which has a door to bedroom 1 and is open to the kitchen. Purpose built cupboard housing the electric meter and fuse box. The staircase gives access from this area to the first-floor accommodation.

Dining Kitchen

3.82 m x 2.62 m

Front facing window. Fitted with a modern selection of base and wall mounted units in a white, hi-gloss effect finish with slate effect countertops. Integrated gas hob, electric oven and extractor hood. Two illuminated wall cabinets with glass display fronts. Sink and drainer unit with mixer tap. Splashback wall tiling. Door to the side hallway. Doorway to the utility area.



Utility Area

Understairs storage area. Recessed utility area with plumbing for washing machine/dishwasher. Fitted shelf. Glass panelled door to the rear porch.

Porch

4.10 m x 1.96 m

A lovely addition to the rear of the property providing a lovely dining or sitting area. Side and rear facing windows giving views over the rear garden and across the Moray Firth towards Strathlene. Fitted countertop with plumbing below suitable for washing machine. Door to toilet. Glass panelled exterior door giving access to the rear garden.



Toilet

Fitted with a white toilet.

Side Hallway

This area has doors to the kitchen, lounge and bathroom. Front facing window. Purpose built cupboard housing the gas meter.

Bathroom

3.70 m x 1.48 m

Two front facing windows. Fitted with a white suite comprising of toilet, wash-hand basin and bath with shower fitment from the bath mixer tap. Built-in cupboard with airing shelving and the gas central heating boiler. Full wall tiling. Heated towel ladder radiator.



Lounge

4.00 m x 3.98 m

Glass panelled door from the side hallway. Side facing

window giving lovely sea views. Stone effect fireplace with electric, stone effect fire. Door to store.



Store

Side and rear facing windows. Coat hooks.

Bedroom 1

4.94 m x 3.30 m

An L-shaped, double size ground floor bedroom with rear facing window into the porch.



Staircase

A carpeted staircase with wooden banister gives access from the entrance area to the first floor accommodation. The first floor landing has doors to the shower room, bedroom 2 and bedroom 3. Double built-in cupboard with fitted shelving. Ceiling hatch to the loft space. **The first floor accommodation has some coombed ceilings and measurements are given at widest points.**

Bedroom 2

4.42 m x 3.68 m

An L-shaped, double size bedroom with front facing window. Built-in cupboards providing useful shelving and hanging space.



Shower Room

3.07 m x 1.50 m

Side and rear facing windows. Fitted with toilet, wash-hand basin and shower cubicle. Wetwall splashback panelling.



Bedroom 3

3.24 m x 3.22 m

Double size bedroom with front facing window. Built-in cupboards.



OUTSIDE

An enclosed garden lies to the rear of the property with an area laid in grass with established shrub borders. Concrete patio area. Lovely sea views across the Moray Firth towards Strathlene can be appreciated from the garden making it ideal for spotting the famous Moray Firth Dolphins and enjoying the beautiful sunsets.

Workshop/Store

Stone built garden store/workshop with power, light and water.



SERVICES

Mains water, electricity, gas and drainage.

ITEMS INCLUDED

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

Council Tax

The property is registered as band A

EPC Banding EPC= E

Viewing

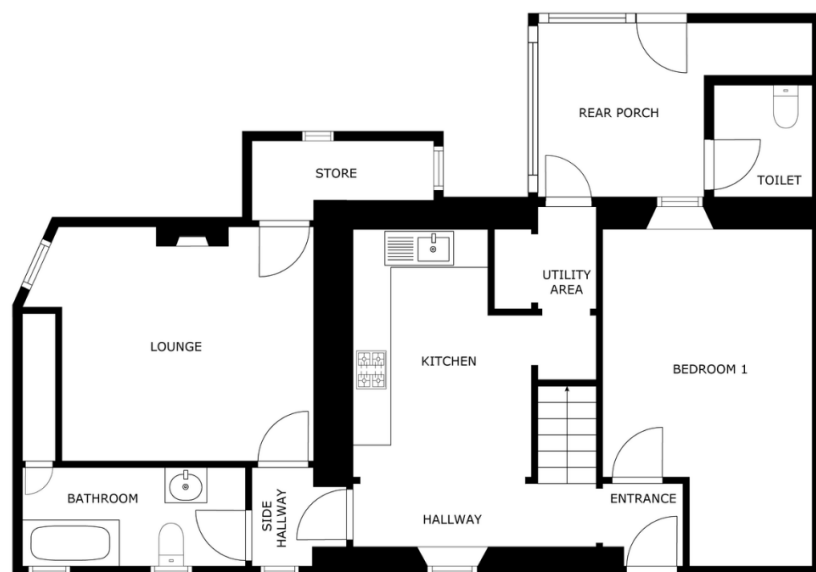
By appointment only which can be arranged by contacting our Buckie Office on 01542 833255

Email buckie.property@stewartwatson.co.uk

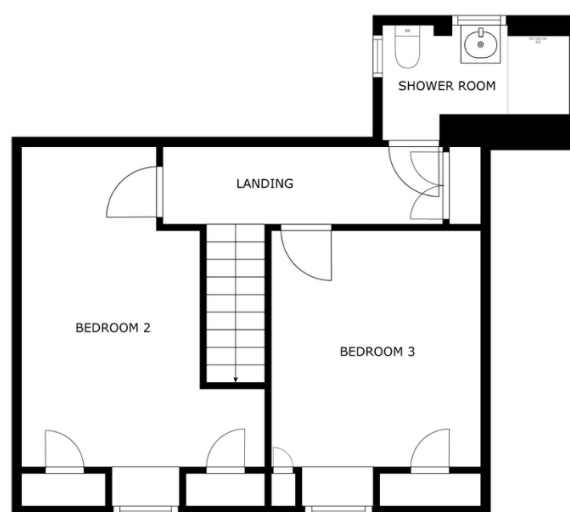
Reference Buckie/CF



The view from the property over the Moray Firth towards Strathlene



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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