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35 BRYSON CRESCENT
PORTESSIE, BY BUCKIE, AB56 1TQ



End Terrace Dwellinghouse

- Popular residential area close to shops & schools.
- Modernised family home with D.G & gas C.H
- Entrance, Spacious Lounge, Fitted Kitchen
- Shower Room, Bathroom & 2 Double Bedrooms.
- Enclosed rear garden. Front garden/off road parking.

Offers Over £105,000
Home Report Valuation £105,000

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35 BRYSON CRESCENT, PORTESSIE, BUCKIE, AB56 1TQ

TYPE OF PROPERTY

We offer for sale this attractive end terrace dwellinghouse, which is situated in 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. Additional shops, supermarkets and amenities are available in the neighbouring town of Buckie. This home offers spacious, it has been upgraded and extended over the years, offering 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 floorcoverings, curtains, window blinds and light fittings are to be included leaving the property in move in condition.

ACCOMMODATION

Entrance

Enter through a glass panelled exterior door into the entrance area which has doors to the lounge and inner

hallway. The stairway gives access from this area to the first-floor accommodation.

Lounge

6.01 m x 3.28 m

Double aspect room with front and rear facing windows. Doors to entrance and kitchen.



Inner Hallway

Purpose built cupboards housing the electric meter and fuse box. Recessed area providing space for upright fridge freezer. Coat hooks. Doorway to the kitchen.

Kitchen

2.75 m x 2.21 m

Rear facing window. Fitted with a selection of base and wall mounted units in a pastel-coloured finish with marble effect countertops. Integrated gas hob, electric oven and extractor fan. One and a half bowl sink and drainer unit with mixer tap. Two built in cupboards with fitted shelving. Doorway to the rear vestibule.





Rear Vestibule

This area has access to the kitchen and ground floor shower room. Built in cupboard with fitted shelving. Recessed area with fitted shelving. Glass panelled exterior door giving access to the rear garden area.

Shower Room

2.27 m x 2.31 m

An L shaped room with rear facing window. Fitted with a white suite comprising of toilet, wash-hand basin and large shower cubicle. Floor and wall tiling. Fitted furniture in a black gloss effect finish providing useful storage. Illuminated wall mirror. Heated towel ladder radiator.



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 bathroom and both bedrooms. Double built in cupboard with fitted shelving. Ceiling hatch allowing access to the loft space.

Bedroom 1 **4.22 m x 2.90 m**

Double size bedroom with large facing window. Recessed area with fitted hanging rail. Recessed area with fitted display shelving.



Bathroom **1.99 m x 1.70 m**

Rear facing window. Fitted with a white suite comprising of toilet, wash-hand basin and bath. Full wall tiling.



Bedroom 2

1.99 m x 1.70 m

Double size bedroom with large rear facing window giving sea views towards the Moray Firth. Double built in wardrobe with sliding doors, fitted shelf and hanging rail.



OUTSIDE

The garden area to the front of the property has been laid in stone chips for ease of maintenance creating off road parking spaces. Decorative shrub borders. A paved path at the side of the property allows access via a wooden gate to the rear garden. The rear garden is enclosed making and has been laid mainly in grass. A raised timber decking area provides a super spot for alfresco dining. Wooden shed and garden stores.

SERVICES

Mains water, electricity, gas and drainage.

ITEMS INCLUDED

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

Council Tax

The property is currently registered as band A

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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