

# STEWART & WATSON

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**15 CULLEN STREET**  
*PORTSOY, AB45 2PJ*



### *Traditional Semi-Detached Dwellinghouse*

- Residential area close to shops in popular coastal town
- Spacious accommodation with D.G & gas C.H
- Hallway, Lounge, Dining Room, Kitchen
- Bathroom & 2 Double Bedrooms.
- Front garden, Large rear garden, Off road parking & Garage

***Offers Over £122,000***  
***Home Report Valuation £135,000***

**[www.stewartwatson.co.uk](http://www.stewartwatson.co.uk)**

**TYPE OF PROPERTY**

We offer for sale this traditional stone built-semi-detached dwellinghouse, which is situated within a popular residential area of the coastal town of Portsoy. The property is conveniently placed for the town centre, shops, amenities and picturesque harbour. This home offers accommodation over two floors. Double-glazing and mains gas central heating have been installed but this property would be enhanced by some modernisation. All fitted floorcoverings, curtains, window blinds and light fittings will remain and are included in the price.

**ACCOMMODATION**

**Hallway**

Enter through glass panelled exterior door into the hallway, which has a door to the lounge. The staircase allows access from this area to the first floor accommodation.

**Lounge**

**5.04 m x 3.67 m**

Large front facing window. Log effect electric fire set on a marble hearth. Built-in cupboard housing the central heating boiler and hot water tank. Doors to the dining room/bedroom 3 and the kitchen.



**Dining Room/Bedroom 3**

**3.30 m x 2.72 m**

Rear facing window overlooking the rear garden. Most recently used as a dining room but providing space for use as a ground floor bedroom if required. Built-in cupboard with fitted shelf.



**Kitchen**

**2.80 m x 2.53 m**

Rear facing window. Fitted with a selection of base and wall mounted units with marble effect countertops. Sink and drainer unit. Splashback wall tiling. Glass panelled exterior door giving access to the rear garden.





### Staircase

A carpeted staircase with wooden banisters allow access from the entrance hallway to the first floor accommodation. The first floor landing has doors to the bathroom and both bedrooms. Ceiling hatch allowing access to the loft space. **The first floor accommodation has some coombed ceilings and measurements are given at widest points.**

### Bedroom 1

**5.07 m x 3.19 m**

Spacious double size bedroom with double, front facing window. Built-in cupboard with fitted shelving and hooks.



### Bathroom

**2.18 m x 1.78 m**

Rear facing window. Fitted with a pastel coloured suite comprising of toilet, wash-hand basin and bath with shower fitment above. Splashback wall tiling.



### Bedroom 2

**3.84 m x 3.08 m**

Double size bedroom with side facing window.



### OUTSIDE

The property occupies a generous site with garden areas to the front, side and rear. The front garden has been laid mainly in stone chips for ease of maintenance. A stone chip driveway at the side allows access to the rear garden, garage and off road parking for numerous vehicles. A large garden lies to the rear of the property; it may be possible to extend the dwellinghouse to provide additional accommodation subject to obtaining any necessary planning consents. The rear garden is mainly enclosed and enjoys a generally southerly aspect making it a super suntrap. Paved patio, area laid in stone chips and a large area laid in grass. Drying ropes. Outside light and water tap. Wooden garage.





**SERVICES**

Mains water, electricity, gas and drainage.

**ITEMS INCLUDED**

All fitted floor coverings, curtains, window blinds and light fittings. Wooden garage.

**Council Tax**

The property is currently registered as band A

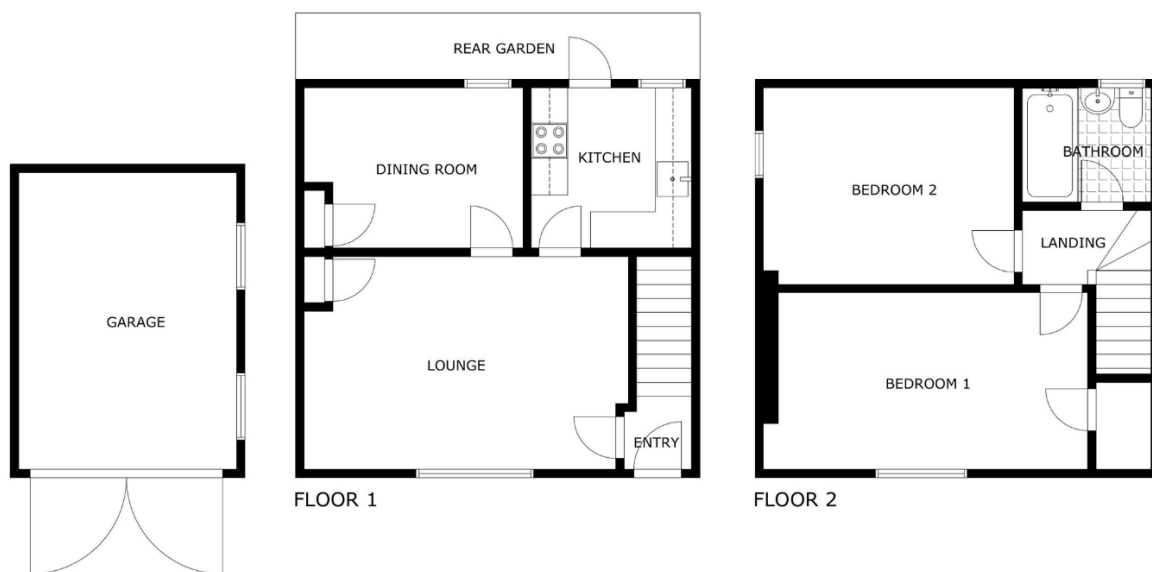
**EPC Banding** EPC=D

**Viewing**

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

**Email** [buckie.property@stewartwatson.co.uk](mailto: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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