



**28 SCHOOLHENDRY
STREET
PORTSOY
AB45 2RS**

**THREE BEDROOM FAMILY
HOME**

**HALL
LOUNGE
SITTING/DINING ROOM
KITCHEN
BATHROOM
THREE BEDROOMS
REAR GARDEN
DOUBLE GLAZING
GAS CENTRAL HEATING**

**Council Tax Band Currently: B
EPC Band: D**

Viewing: By contacting our
Buckie Office on **01343 831307**



**Offers over
£140,000**



grantsmith
LAW PRACTICE



Conveniently located for the town centre, the popular harbour area and all other local amenities is this three bedroom family home. The large rear garden has wonderful sea views and overlooks the beach. This property benefits from double-glazing and gas central heating. The accommodation which is spread over two floors comprises on the ground floor:- lounge, sitting/dining room and kitchen; the first floor accommodation comprises:- bathroom and 3 bedrooms. All fitted floor coverings, curtains, blinds and light fittings are to be included in the sale.

HALL

A glazed uPVC door leads into the hall which gives access to the lounge, sitting/dining room and staircase. The staircase has a carpet which runs up the stairs and throughout the first floor landing.

LOUNGE

4.50 x 3.18m

The lounge has a window to the front and retains many traditional features including a wooden panelled door, deep skirting boards and coving. Two shelved cupboards are either side of a tiled fireplace with timber surround. Fitted carpet

SITTING/DINING ROOM

4.50 x 3.18m

The sitting/dining room is currently used as a sitting room and has a front facing window. Understairs cupboard and a second shelved cupboard. A tiled open fireplace. The sitting/dining room leads to the kitchen.



KITCHEN

4.15 x 3.50m

The kitchen has a window overlooking the side of the property. A stainless steel sink with a drainer sits atop a storage unit. Built-in pantry cupboard with sliding doors. Wall mounted corner cupboard. Fitted clothes pulley. A glazed uPVC door leads to the rear garden.

FIRST FLOOR LANDING

The first floor landing is carpeted and accesses all the first floor accommodation. All the rooms are accessed via traditional wood panelled doors.

BEDROOM 1

4.86 x 2.52m

Double bedroom with a window to the front of the property with a deep display sill. Storage is provided by a large cupboard which houses the boiler and two further shelved cupboards. Fitted carpet.

BEDROOM 2

3.44 x 2.08m

Double bedroom with rear facing window with deep display sill. Fitted carpet.

BEDROOM 3

3.44 x 2.47m

Front facing window with deep display sill. Fitted carpet.

BATHROOM

2.01 x 1.72m

Three piece suite comprising w.c., hand basin and bath. Tiling around the bath. Vinyl flooring. Frosted window to the front of the property.

GARDEN

The large garden is accessed from the kitchen. There is also access from the side of number 26 to a shared area laid to stone chip. Within the garden is a garage as well as two timber sheds and a coal store. The majority of the garden is laid to lawn with planting. The end of the garden overlooks the beach and has a wonderful sea view.

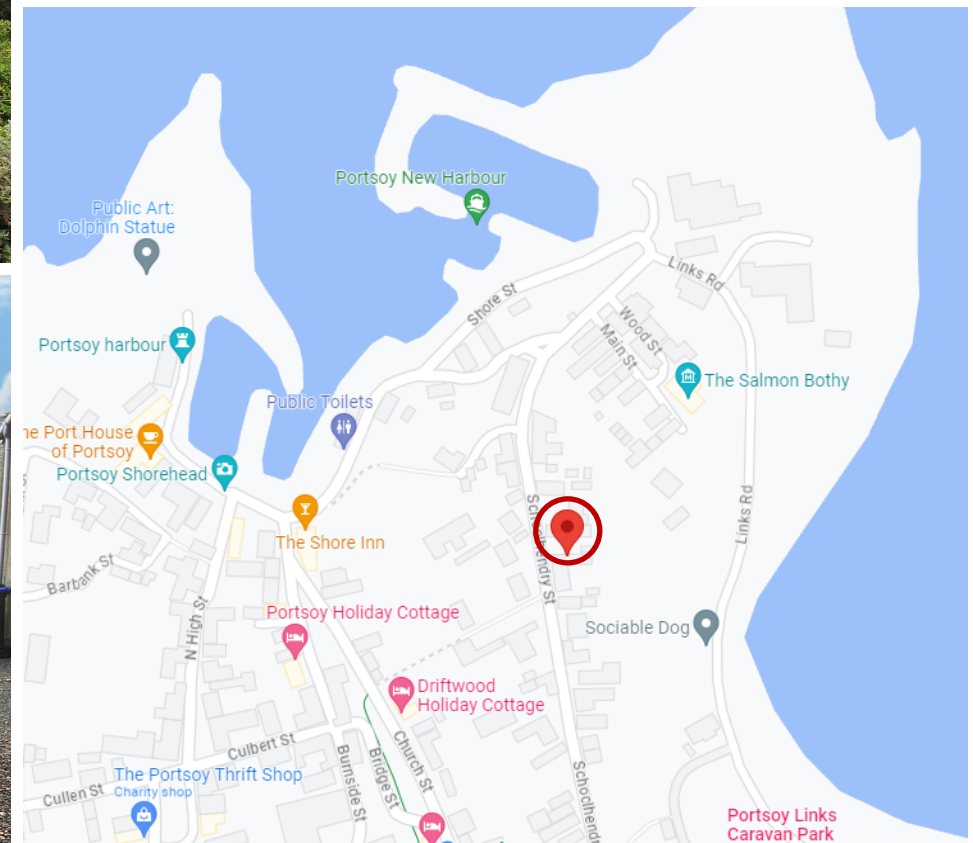






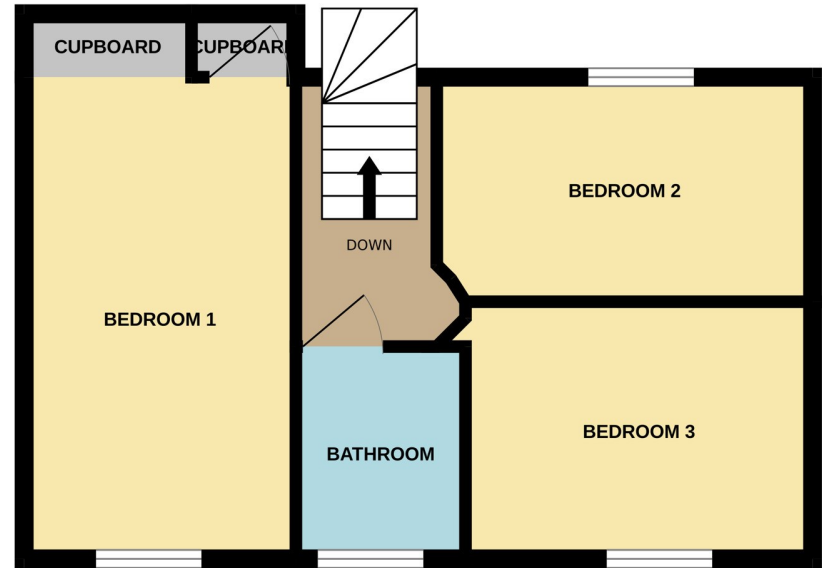
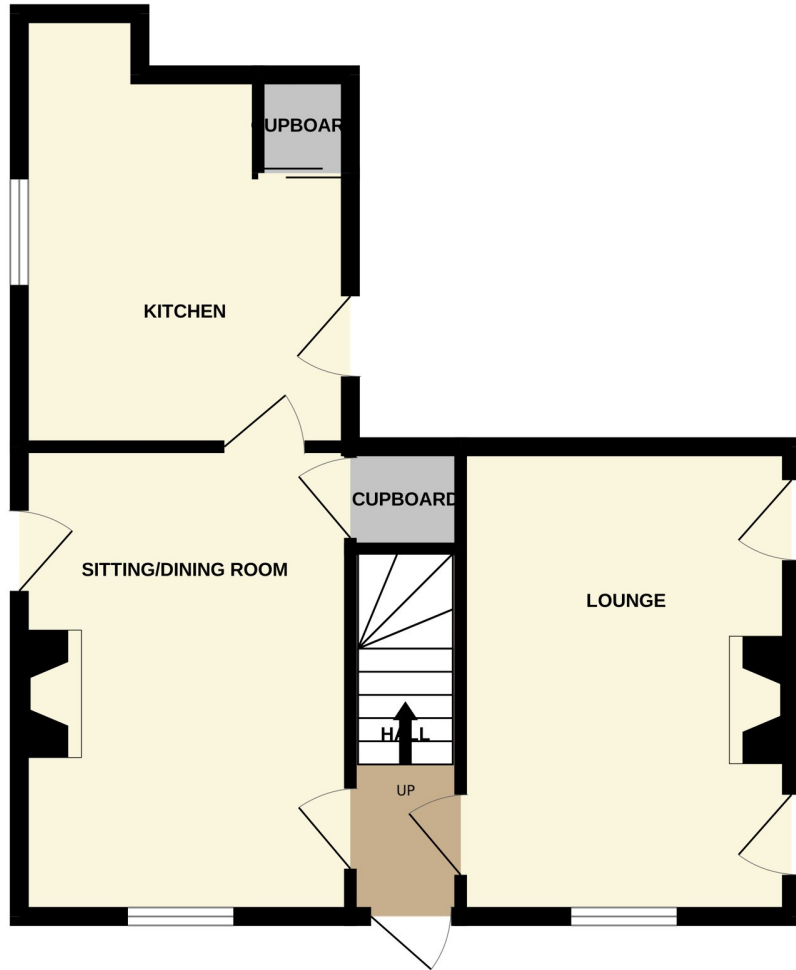
IMPORTANT INFORMATION

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 must satisfy themselves by inspection or otherwise, as to the accuracy of each of the statements contained within these particulars.



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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