



2 EARLS VIEW | PORTGORDON

Offers over £360,000

grantsmith
LAW PRACTICE



2 EARLS VIEW, PORTGORDON is a detached four bedroom family home which was built in 2007. The property enjoys an elevated spot in the village providing fantastic uninterrupted sea views across the Moray Firth, with the balcony on the second floor providing the perfect spot to enjoy these views. The property is finished to a high standard with engineered flooring, oak staircase, windowsills, internal panel doors and skirtings. The property has been tastefully decorated and is in walk-in condition.

Double Glazing, Gas Central Heating, Double Garage & Gardens, Council Tax Currently E, EPC Band C

Portgordon is a village in Moray which is renowned as being one of the sunniest and driest Counties in Scotland and has a wide range of excellent places to stay, eat and shop. The County is famed for its breathtaking scenery, long sandy beaches, wildlife and offers wonderful leisure and other recreational opportunities including golf and angling. Spey Bay is 5 miles away and can be reached on foot as part of the Speyside Way. Portgordon is popular seal watching spot, and seals can be seen basking on the shore, drawn to the coast line due to its abundance of fish. Portgordon has a nursery and primary school with secondary schooling found at Buckie High or Milne's High in close by Fochabers. Portgordon is also served by a general store with post office, village hall and community cafe. The village has a strong community ethos with lots of community activities. Elgin, Aberdeen and Inverness are all within easy commuting distance whilst train stations at Keith and Elgin provide direct links to Aberdeen and Inverness. Buckie and Elgin offer major supermarkets, a good selection of independent shops, sporting and recreational facilities. Aberdeen and Inverness provide all of the facilities expected from a city, with an excellent selection of shopping, retail parks and associated services, rail links and airports.



The ground floor entrance hall is accessed via a uPVC glazed door and accesses bedrooms 1 & 2, shower room and the lovely open plan lounge. The two ground floor bedrooms are mirror image with back to back fitted wardrobes with double doors providing hanging rails and shelved storage. The ground floor shower room consists of a three piece white suite with a walk-in mains shower. The tiling around the sanitary wear and shower are in neutral tones complimented with a with a tiled floor. The shower room is finished with a chrome towel rail, illuminated mirror and bathroom accessories. Opening straight from the hall is the large lounge with a wood burner. This room is bathed in light from the three large picture windows overlooking the Moray Firth as well as the French doors leading into the rear garden. The vaulted ceiling also provides an abundance of light into this room. The picture windows are fitted with electric blinds. The lounge has a split level with the oak staircase with metal spindles heading up to the first floor seating area. From the lounge is the dining kitchen and utility room.

The dining kitchen also enjoys sea views and is a dual aspect room with French doors leading out to the front garden. The modern kitchen has ample units with contrasting worktops and tiled splashback. A kitchen island offers a seating area as well as a second sink and has built-in deep drawers. The integrated appliances include a AEG electric double oven, microwave, gas hob with cooker hood and extractor above, LG fridge freezer as well as a Bosch dishwasher. The kitchen has ample space for a dining set and has a tiled floor. The utility room offers further storage and has plumbing for a washing machine and space for a tumble dryer. Large ceramic sink with mixer tap. A deep shelved pantry cupboard offers further storage. The utility room has a uPVC glazed door out to the rear garden. Within the utility is also a separate W.C with handbasin and heated towel rail. Door to the double garage.





From the lounge the oak staircase leads up to the first floor sitting room which is also a beautifully bright room flooded with light coming in from the vaulted ceiling and the French doors and windows out to the balcony. The balcony with a glass balustrade is a fantastic place in which to enjoy the view. As well as the sitting room the first floor has a bedroom suite, double bedroom and large bathroom. The bedroom suite is a fantastic dual aspect room with French doors out to a Juliet balcony with glass balustrade. The bedroom suite has both a dressing room with built in dressing table with drawers, shelving and hanging rails and an ensuite. The ensuite comprises a w.c, handbasin with shelving and drawer below and shower cubicle with mains shower. The ensuite is tiled and is finished with a heated towel rail, illuminated mirror and bathroom accessories. Bedroom 4 is a front facing double bedroom with a deep built-in double wardrobe with hanging rail and shelving. The large family bathroom on the first floor consists of a bath, separate shower cubicle with mains shower, w.c. and his/her wash hand basins with mixer taps set in a tiled worktop. Large wall mounted mirror wall lights. Built in shelving and alcove.







Hall	4.60m x 2.10m
First Floor Sitting Room	5.80m x 5.20m
Bedroom One	3.00m x 2.90m
Bedroom Suite	5.36m x 4.36m
Bedroom Two	3.00m x 2.90m
Dressing Room	2.67m x 1.95m
Shower Room	1.90m x 1.40m
Ensuite	2.95m x 2.57m
Lounge	7.20m x 4.80m
Bedroom Three	4.30m x 3.65m
Dining Kitchen	5.40m x 3.80m
Bathroom	4.30m x 2.82m
Utility Room	3.60m x 2.12m
W.C.	1.70m x 1.00m
Garage	5.95m x 5.40m



OUTSIDE

The garden to the front of the property is laid with stone chips and established planting for ease of maintenance. A paved drive leads to the double garage. The rear garden can be accessed from both ends of the property via wooden gates as well as direct from the house. The rear garden has areas of patio, decking, lawn and planting and is a south facing sun trap. Log store and outside tap. The double garage has an electric door and has access directly into the house as well as into the rear garden. Within the garage an electric car charging point has been installed.

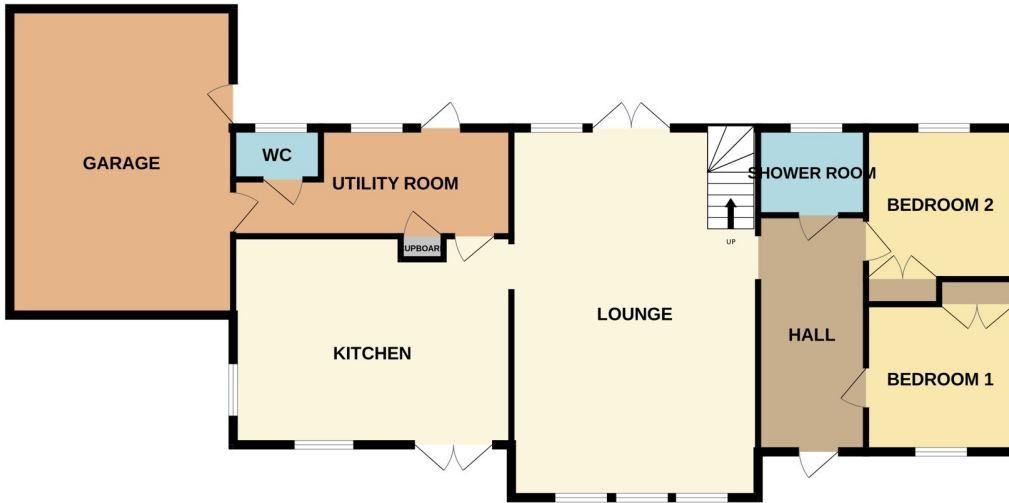
SERVICES, COUNCIL TAX & ENERGY PERFORMANCE CERTIFICATE

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Mains	Mains	Mains	Freehold	Gas	E	C

VIEWINGS

To arrange a viewing please contact **Grant Smith Law Practice** on 01542 831307 Monday – Friday.

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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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.

All fitted floor coverings, curtains, blinds and light fittings are to be included in the sale. No warranty is given regarding the white goods which will remain in the property.