



**11 CAMPBELL STREET
PORTESSIE
AB56 1TJ**

**SPACIOUS DETACHED FAMILY
HOME WITH SEPARATE OFFICE
IN THE REAR GARDEN**

- HALL
- LOUNGE
- DINING KITCHEN
- UTILITY ROOM
- BATHROOM
- BEDROOM SUITE
- DOUBLE BEDROOM
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- COUNCIL TAX BAND
CURRENTLY – C
- EPC BAND – D

Viewing: By contacting our
Buckie Office on 01542 831 307



Offers over

£175,000



grantsmith
LAW PRACTICE

11 CAMPBELL STREET, PORTESSIE

This spacious detached home retains many traditional features, including a tiled entrance, wood flooring, panelled internal doors, and a beautiful wooden staircase. The home has double-glazing and gas central heating. The property is conveniently located for the Portessie Nursery and Primary School, the Public Hall, and Strathlene Golf Course. Portessie is within walking distance of Buckie, which offers secondary schooling together with local shops, supermarkets, GP surgeries, and other local amenities.

The accommodation, which is spread over two floors, comprises; Ground Floor: hall, lounge, dining kitchen, utility room, bathroom, and on the First Floor; bedroom suite, which comprises a double bedroom, dressing room, walk-in wardrobe, and a second double bedroom. To the rear, this home has a large garden, within which is a building that is currently utilised as an office. All fitted floor coverings, light fittings, curtains, and blinds are to be included in the sale.

ENTRANCE/HALL

3.70m x 1.90m

uPVC exterior door gives access into the hall, which accesses the lounge, dining kitchen, rear hall and staircase to the first floor. The hall is full of traditional features, including a tiled entrance, wooden floor, dado rail, deep skirtings and coving. The beautiful wooden staircase has intricate newel posts and spindles which, together with the panelled doors, make this a beautiful space.





LOUNGE
4.32m x 4.00m

The lounge has a large bay window to the front of the property, making it lovely and bright. The focal point of the room is the

wooden fireplace with tiled hearth, within which sits an electric fire. Traditional features within this room include deep skirtings, decorative coving, picture rail, and ceiling rose. A shelved cupboard houses the electric meter. Fitted carpet.

DINING KITCHEN

4.10m x 3.30m

The kitchen has double windows overlooking the front of the property, with traditional panelling around the window. The wooden flooring from the hall continues in this room, as well as deep skirting, coving, and a picture rail. The kitchen is fitted with a selection of wooden base and wall-mounted units with tiled worktop and splashback. Stainless steel sink with mixer tap and drainer. Free-standing electric oven with cooker hood and extractor above. The large 'Liebherr' fridge and freezer will remain. Shelved pantry cupboard. Ample space for a dining set.



REAR HALL

The rear hall is accessed via a traditional panelled door from the hall into the rear hall. The rear accesses the utility room and bathroom, as well as the wooden door to the rear garden. An understairs cupboard with a light and shelving. Windows overlooking the rear garden.

UTILITY ROOM

3.17m x 1.60m

Accessed via a wooden panelled door with glazed pane, the utility room has a window to the side of the property. The washing machine will remain. A fitted worktop and shelving.



BATHROOM

4.00m x 3.00m

A large room with a frosted window and deep sill overlooks the rear garden. The bathroom is fitted with a W.C., handbasin, free-standing rolltop bath, and mains shower. Tiling around the shower. Wall-mounted bathroom accessories. Large chrome towel rail.



STAIRCASE/LANDING

2.00 x 1.00m

The staircase with wooden handrail leads up to the landing, which accesses both bedrooms.



BEDROOM SUITE

The suite is accessed via the landing and opens into the dressing room which has a window overlooking the front. Built-in shelving and cupboard. Mirror sliding wardrobes with a selection of hanging rails and shelving. Wooden floorboard.

2.80 x 4.20m

The walk-in wardrobe is accessed via the dressing room and has built-in shelving and a window overlooking the front.

1.00 x 2.00m

Accessed via the sliding wardrobes is the double bedroom with a window overlooking the rear garden. Wooden floorboard.

4.44 x 3.96m



BEDROOM 2

4.30 x 4.00m

A large double bedroom with a front facing window with wooden shutters. Further traditional features include deep skirtings, coving and picture rail. Built-in corner bookcases. Shelved cupboard. Wooden floorboard.

OFFICE

3.45m x 3.30m

Within the garden is a two storey building which currently utilised as an office but would also make a great hobby room or studio. The office has a window overlooking the garden and is fitted with a workbench and shelving. A hatch leads to the loft.

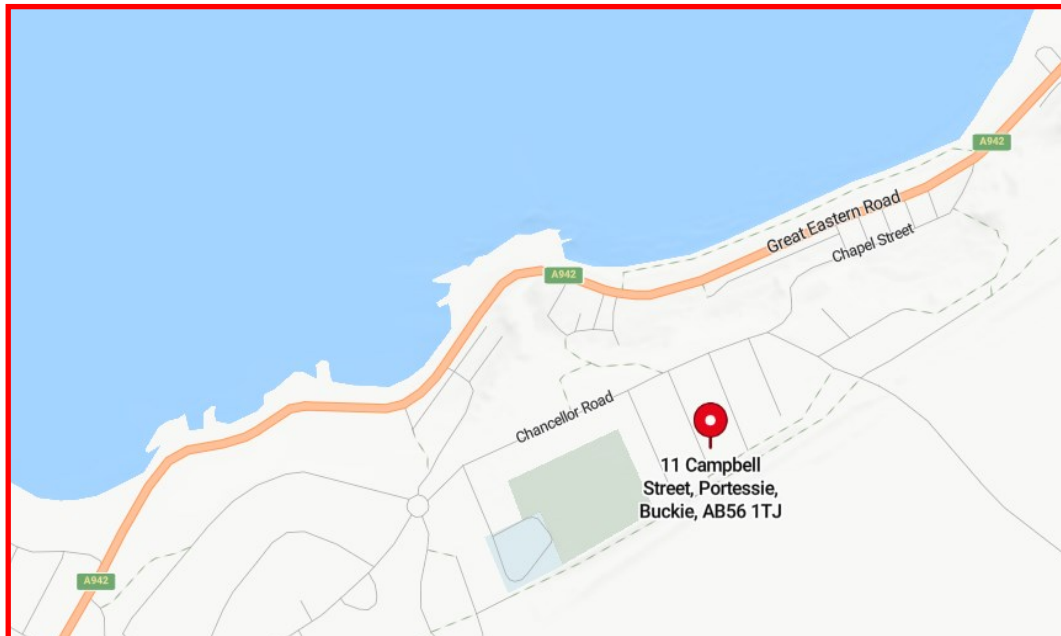


GARDEN

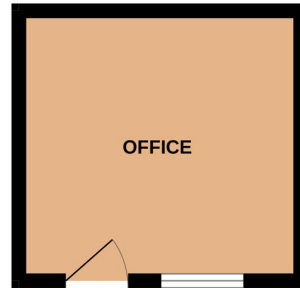
From the street, there is access to the rear garden from both sides of the property via metal gates. The established rear garden has an abundance of plants, shrubs, and flowers within the flower borders. Patio area. A garden store is located under the external staircase.

IMPORTANT INFORMATION

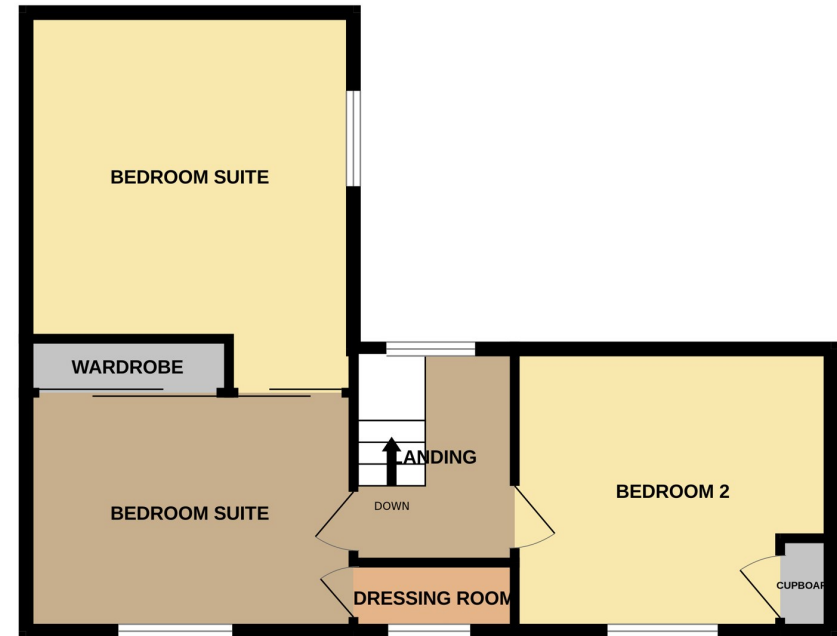
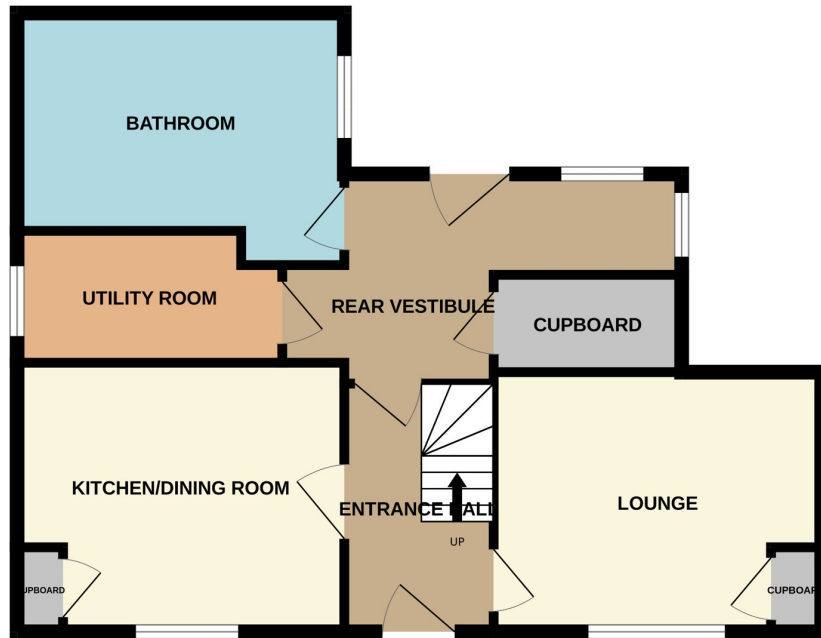
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GROUND FLOOR



1ST FLOOR



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