

# STEWART & WATSON

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**14 FINDLATER STREET  
PORTESSIE, AB56 1SN**



### *Traditional Semi-Detached Dwellinghouse*

- Popular residential area close to Moray Firth Coast
- D.G & gas C.H
- Hallway, Lounge, Dining Area, Fitted Kitchen
- Bathroom & 2 Bedrooms.
- Small area of ground to the side of the property.

***Offers Over £88,000***

***Home Report Valuation £88,000***

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## 14 FINDLATER STREET, PORTESSIE, AB56 1SN

### TYPE OF PROPERTY

We offer for sale this traditional semi-detached dwellinghouse, which is situated in a popular residential area on the lower part of the coastal village of Portessie, to the east side of coastal town of Buckie. The property is conveniently placed close to the picturesque Moray Firth Coast and boasts sea views from the main bedroom. This home offers accommodation over two floors and benefits from double-glazing and mains gas central heating. All fitted floorcoverings, curtains, window blinds and light fittings within the property 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 the hallway to the first floor accommodation.

#### Lounge

4.42 m x 3.72 m

Double aspect room with front and side facing windows. Glass panelled door to the dining area.

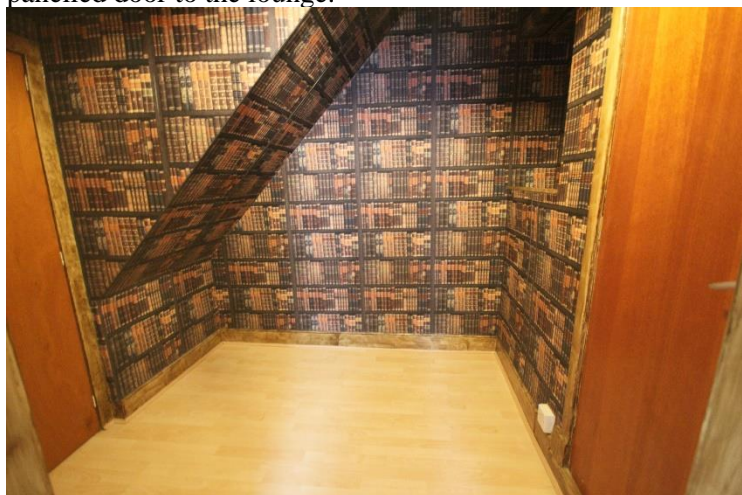


#### Dining Area

2.30 m x 2.15 m

Providing space for dining table and chairs. Built-in cupboard with fitted shelving. Door to the kitchen and glass panelled door to the lounge.

Integrated electric hob and oven. The fridge freezer is to be included in the price. One and a half bowl sink and drainer unit with mixer tap. Splashback wall tiling. Glass panelled exterior door giving access to the side of the property.



#### Kitchen

5.66 m x 1.30 m

Galley style kitchen with side and rear facing windows. Fitted with a selection of base units in a shaker style finish.





### Staircase

A carpeted staircase with wooden banister allows access from the entrance hallway to the first floor accommodation. The first floor landing has doors to the bathroom and both bedrooms. **The first floor accommodation has some coombed ceilings and measurements are given at widest points.**

### Bedroom 1

**4.16 m x 2.75 m**

Double bedroom with front facing window giving fine views towards the Moray Firth. Double built-in wardrobe with fitted shelving and hanging rail.



### Bedroom 2

**3.33 m x 1.53 m**

An ideal single or child's bedroom with side facing window.



### Bathroom

**5.20 m x 1.87 m**

Side and rear facing windows. Fitted with a white suite comprising of toilet, wash-hand basin, bath and separate shower cubicle. Splashback wall tiling. Wet wall panelling within the shower area. Built-in cupboard with fitted shelving and the gas central heating boiler.







**OUTSIDE**

A small area of ground lies to the side of the property providing useful storage for bins.

**SERVICES**

Mains water, electric, gas and drainage.

**ITEMS INCLUDED**

All fitted floorcoverings, curtains, window blinds and light fittings. The integrated kitchen appliances. The fridge freezer in the kitchen.

**Council Tax**

The property is registered as band B

**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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