



**AUCHMORE,
PORTSOY, AB45 2TP**



**3 BEDROOM FARMHOUSE WITH LARGE
SURROUNDING GARDENS.**

**OFFERS OVER
£270,000**



grantsmith

L A W P R A C T I C E

formerly trading as Alexander George & Co



We are delighted to offer for sale this 3 Bedroom farmhouse with large surrounding gardens situated just outside the town of Portsoy. The property comprises lounge, kitchen, dining room, laundry/utility room, bathroom, 3 bedrooms one with walk in wardrobe, large gardens surrounding the property and 2 outbuildings.

This property offers stunning country views and is close to the town of Portsoy. The property would make a perfect family home.

Portsoy is a popular holiday town situated on the Banff/Elgin road (A98). It benefits from a pleasure harbour, caravan site, a good range of shops and is well known for its annual “Scottish Traditional Boats Festival”. Aberdeen lies approximately 50 miles distant and Inverness lies approximately 65 miles distant.

Viewing is recommended to appreciate this property.

Council Tax Band: E EPC Band: E

ENTRY

Entry through front exterior door in to coat room with sitting area and hooks, side facing window provides natural light. Access to hallway, stairs to first floor, lounge, laundry/utility room, dining room, kitchen.





LOUNGE

(12.99ft x 17.68ft) (3.96m x 5.39m) approx.

Front and side facing sash windows with country views. Large rear facing sash window looking into garden area. Wood burning stove.





DINING ROOM

(17.94ft x 11.77ft) (5.47m x 3.59m) approx.

Front facing sash window. Side facing small window. Wood Burning stove in need of repair.



LAUNDRY/UTILITY ROOM

(10.62ft x 12.13ft) (3.24m x 3.70m) approx.

Rear facing sash window. Ample base units. Space for white goods.
Boiler which was installed in 2021.





KITCHEN

(14.40ft x 12.59ft) (4.39m x 3.84m) approx.

Large side facing sash window. Small side facing fixed window. Rear door with access to exterior porched vestibule and exterior rear door. Ample base and wall units. Sink with mixer tap and drainer. Integrated double oven.

Electric hob with overhead extractor fan. Built in fridge.



FIRST FLOOR LANDING

L shaped landing with access to bedroom 1, bedroom 2, bedroom 3 and bathroom. Front facing sash window.

BEDROOM 1

(5.74ft x 11.77ft) (1.75m x 4.78m) approx.

Front facing sash window. Walk in wardrobe with roof window.





BEDROOM 1/WARDROBE



BEDROOM 2

(10.43ft x 10.30ft) (3.18m x 3.14m) approx.

Front facing sash window.



BEDROOM 3

(11.31ft x 10.43ft) (3.45m x 3.18m) approx.

Rear facing small window. Built in storage cupboard.





BATHROOM

(7.18ft x 10.59ft) (2.19m x 3.23m) approx.

Side facing small window. 3 piece suite with WC, sink and bath with shower attachment. Mirror with built in storage. Shelved cupboard housing water tank.





OUTSIDE

Approximately 1 acre of grounds surrounding property. Large 'L' shaped steading. Large coal shed. Space for parking multiple cars. Country views surround property. Overlooking the town of Portsoy and surrounding country areas.







SERVICES

All mains services: electricity, water. Private drainage to septic tank. Oil fuelled central heating.

ENTRY

By arrangement.

VIEWING

By appointment only through contacting the Grant Smith Law Practice -Tel. 01261 815678 or e-mail banff@grantsmithlaw.co.uk - 25 High Street, Banff, AB45 1AN

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