

STEWART & WATSON

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**12 STEWART STREET
PORTGORDON, AB56 5QT**



Terraced Dwellinghouse

- Prime sea front location boasting uninterrupted sea views
- Extended & upgraded home with full D.G & gas C.H
- Hallway, Lounge, Fitted Dining Kitchen, Sun Lounge
- 2 Shower Rooms & 3 Double Bedrooms.
- Enclosed rear garden. Garage, shed & Off road parking spaces.

Offers Over £158,000
Home Report Valuation £165,000

www.stewartwatson.co.uk

TYPE OF PROPERTY

We offer for sale this terraced dwellinghouse, which occupies a prime sea front location in the popular coastal village of Portgordon. The property is located on The Speyside Way and enjoys uninterrupted views across the Moray Firth from the front facing windows making it ideal for spotting the famous Moray Firth Dolphins and enjoying the beautiful sunsets. This home has been extended and upgraded over the years and now offers spacious, well appointed family accommodation over two floors with full double-glazing, mains gas central heating and new oak panelled internal doors. The property has been decorated in neutral tones and all fitted floorcoverings, curtains, window blinds and light fittings will remain leaving this home in a move-in condition.

ACCOMMODATION

Entrance

Enter through glass panelled exterior door into the entrance area, which has a glass panelled door to the lounge. The staircase allows access from the entrance to the first floor accommodation.



Lounge

3.94 m x 3.55 m

Glass panelled door from the entrance. Large front facing window giving fine views across the Moray Firth. Wooden fire surround with gas fire. Two recessed display alcoves, each with double cupboards below. Glass panelled door to the dining kitchen.



Dining Kitchen

4.97 m x 2.72 m

Double rear facing window. Fitted with a modern selection of base and wall mounted units in a white gloss effect finish with granite effect countertops and mid wall panelling.

Integrated electric hob, oven, extractor hood, washing machine, dishwasher and fridge. Sink and drainer unit with mixer tap. Built-in understair cupboard. Glass panelled doors to the lounge and the hallway.





Hallway

Enter into the hallway, which has doors to the dining kitchen, sun lounge, shower room 1 and bedroom 3. Built-in cupboard housing the gas central heating boiler (new boiler installed 2019).



Sun Lounge

4.05 m x 3.45 m

Glass panelled door from the hallway. A lovely, bright and airy room with rear facing window and rear facing French doors allowing access onto the patio and decking area in the rear garden.



Bedroom 3

2.90 m x 2.83 m

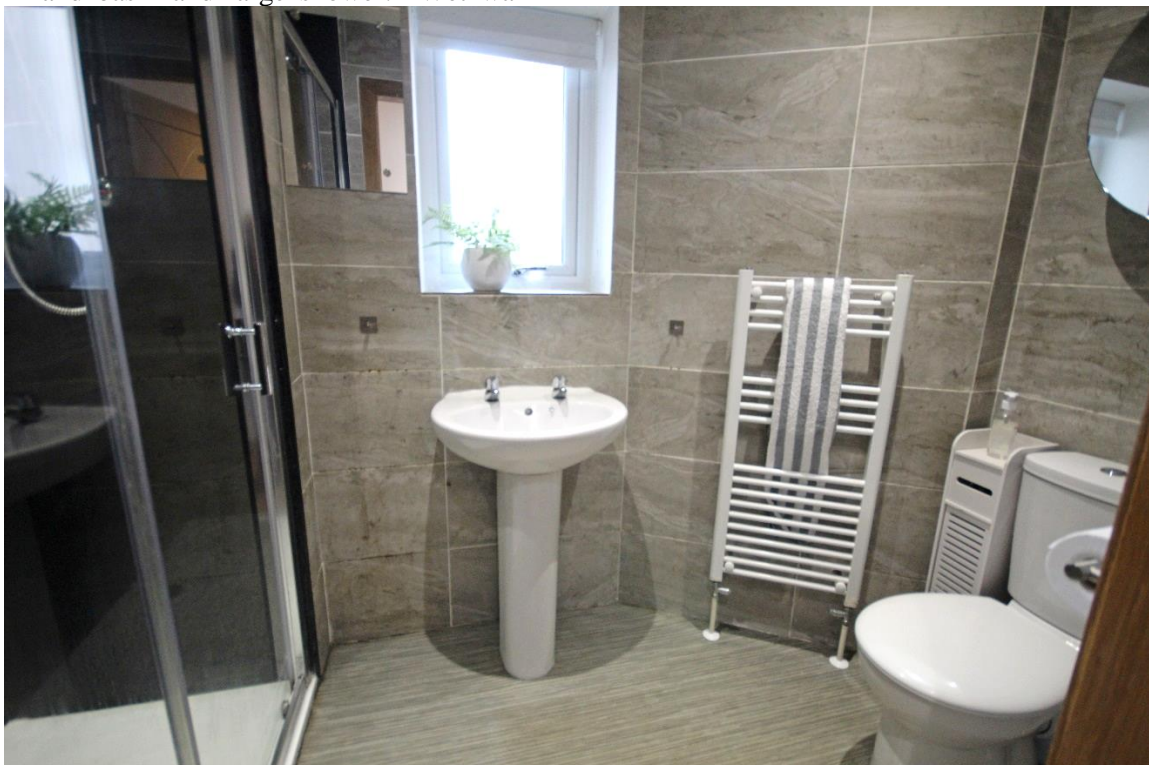
Double bedroom with side facing window. Built-in cupboard with fitted shelf and hanging rail.



Shower Room 1

Side facing window. Fitted with a white suite comprising of toilet, wash-hand basin and large shower. Wet wall

panelling within the shower area and full wall tiling in the remainder of the room. Heated towel ladder radiator.



Staircase

Oak staircase and banister allows access from the entrance to the first floor accommodation. The first floor landing has doors to shower room 2, bedroom 1 and bedroom 2. Ceiling hatch allowing access to the loft space.

Bedroom 1

3.40 m x 3.35 m

Spacious double bedroom with double front facing window, boasting exception uninterrupted sea views across the Moray Firth. Double built in wardrobe with sliding mirror doors, fitted shelf and hanging rail. Two built-in cupboards.



Bedroom 2

3.51 m x 2.33 m

Double bedroom with double rear facing window. Two double built-in wardrobes with sliding mirror doors, fitted shelf and hanging rail.



Shower Room 2

1.85 m x 1.68 m

Rear facing window. Fitted with a white suite comprising of toilet, wash-hand basin and corner shower cubicle. The

wash-hand basin is inset into a walnut effect vanity unit with storage units fitted below, which extends to enclose the cistern. Heated towel ladder radiator.



OUTSIDE

A good size garden lies to the rear of the property, which is enclosed making it ideal for those with children and pets. The rear garden enjoys a generally southerly aspect making it a super suntrap during the summer months. A timber decking area provides a super spot for entertaining, alfresco dining and enjoying the afternoon sun. Area laid in artificial grass with rotary clothes dryer. A stone chipped area at the rear of the property allows access to the garage and provides off road parking spaces for numerous vehicles.

Garage

Detached garage with sectional door allowing car access from the driveway/parking area. Power and light.





SERVICES

Mains water, electric, gas and drainage.

ITEMS INCLUDED

Any fitted floorcoverings, curtains, window blinds and light fittings. The integrated kitchen appliances. Garage. Garden store.

Council Tax

The property is registered as band A

EPC Banding

EPC = C

Viewing

By appointment only which can be arranged by contacting our Buckie Office on 01542 833255

Email buckie.property@stewartwatson.co.uk

Reference Buckie/CF



The uninterrupted view across the Moray Firth which can be appreciated from the front facing windows

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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