

STEWART & WATSON

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63 CROWN TERRACE
PORTGORDON, AB56 5RJ



Semi-Detached Dwellinghouse

- Popular area close to shop & schools
- Spacious home with D.G & gas C.H
- Vestibule, Hallway, Lounge, Fitted Kitchen
- Bathroom & 3 Double Bedrooms.
- Gardens surrounding. Summerhouse & Shed.

Offers Over £109,000
Home Report Valuation £110,000

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TYPE OF PROPERTY

We offer for sale this traditional, semi-detached dwellinghouse, which is situated in a popular residential area on the upper part of the coastal village of Portgordon. The property is conveniently placed for the local shop and schools, with additional supermarkets and amenities being found in the neighbouring town of Buckie. This home offers well appointed accommodation over two floors and benefits from double-glazing, mains gas central heating and a modern selection of units fitted in the kitchen. The property would be enhanced by some redecoration. Any fitted floorcoverings, curtains and window blinds within the property will remain and are included in the price.

ACCOMMODATION

Vestibule

Enter through glass panelled exterior door into the vestibule. Purpose built double cupboard housing the electric meter and fuses. Under stair storage area. Door to the hallway.

Hallway

Enter into the hallway, which has doors to the lounge, dining kitchen and bathroom. The staircase allows access from this area to the first floor accommodation.



Lounge **4.47 m x 3.40 m**
Spacious room with double, front facing window. Recessed display alcove.



Dining Kitchen

4.84 m x 2.95 m

Glass panelled door from the hallway. Rear facing window and double rear facing window. Fitted with a modern selection of base and wall mounted units in a pale grey, shaker style finish with granite effect countertops and

upstands. Integrated gas hob, electric double oven and extractor hood. Sink and drainer unit with mixer tap. Wall mounted gas central heating boiler. Built-in cupboard with fitted shelving. Glass panelled exterior door giving access to the rear garden.



Bathroom

2.04 m x 1.87 m

Side facing window. Fitted with a white suite comprising of toilet, wash-hand basin and bath with shower fitment above. Splashback wall tiling.

front facing window and doors to the 3 bedrooms. Built-in cupboard with fitted shelving. Ceiling hatch allowing access to the loft space.



Bedroom 1

3.60 m x 2.49 m

Double bedroom with side facing window and double, rear facing window giving views towards the park. Built-in cupboard with fitted shelf and hanging rail.



Staircase

A carpeted staircase allows access from the hallway to the first floor accommodation. The first floor landing has a

Bedroom 2

4.04 m x 2.79 m

Double bedroom with double, front facing window. Two built-in cupboard with fitted shelves and hanging rails.



Bedroom 3

3.57 m x 3.34 m

Double bedroom with double, rear facing window. Built-in cupboard with fitted airing shelving. The wardrobe unit will remain in the property and is included in the sale.



OUTSIDE

The property occupies a good size corner site with garden areas to the front, side and rear. The gardens are enclosed with mature shrubs and hedging adding privacy. The front and side garden areas are mainly laid in grass. The rear garden is enclosed and mainly laid in stone chips. Wooden summerhouse and garden shed.



SERVICES

Mains water, electric, gas and drainage.

ITEMS INCLUDED

Any fitted floorcoverings, curtains, window blinds and light fittings. The integrated kitchen appliances. The wardrobe unit in bedroom 3.

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

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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