

# STEWART & WATSON

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**8 VICTORIA STREET**  
**PORTESSIE, AB56 1TA**



## *Traditional Semi-Detached Dwellinghouse*

- Popular residential cul-de-sac close to school
- Extended & modernised home with D.G & mains gas C.H
- Spacious open plan Kitchen/Dining/Family Room, Utility Room
- Lounge/Bedroom 4, Bathroom & 3 Double Bedrooms (2 with en-suite)
- Enclosed rear garden. Large Workshop & Garage.

***Offers Over £230,000***  
***Home Report Valuation £230,000***

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## 8 VICTORIA STREET, PORTESSIE, BUCKIE, AB56 1TA

### TYPE OF PROPERTY

We offer for sale this traditional semi-detached dwellinghouse, which is situated in a popular residential cul-de-sac on the upper part of Portessie. The property is conveniently placed for the Primary and Nursery Schools. A cycle/foot path located at the top of the street allows easy access to the neighbouring town of Buckie, where shops, supermarkets and amenities can be found to the west and the picturesque coastal village of Findochty to the east. This home has been extended, upgraded and modernised over the years and now offers spacious, well-appointed accommodation over two levels and benefits from full double-glazing and mains gas central heating. Many of the traditional features within the property have been retained

including the panelled interior doors, window panelling and plaster ceiling cornice detail. The present owners have presented the property well, it has been decorated in neutral tones and all fitted floor coverings, curtains, window blinds and light fittings are to be included in the sale price.

### ACCOMMODATION

#### Hallway

Enter through substantial wooden exterior door with glazed number panel above into the hallway, which has doors to the dining area of the kitchen/family room, lounge/bedroom 4 and bedroom 3. The staircase allows access from this area to the first floor accommodation.



**Lounge/Bedroom 4** **4.90 m x 3.37 m**  
Front facing window with traditional panelled ingoos. This room is presently used as a lounge but provides ample space

for use as an additional ground floor double bedroom if required. Built-in cupboard housing the electric meter and fuse box.



**Dining Area** 4.40 m x 3.26 m

Spacious dining area located off the open plan dining



kitchen/family area. Under stair storage area. Open plan to the family area of the dining kitchen.



**Dining Kitchen/Family Room** 6.98 m x 4.27 m

A super addition to the rear of the property is this extremely spacious, bright and airy sitting room/dining room/kitchen providing a fantastic family and entertaining space. Vaulted ceiling with three large rear facing, Velux style roof windows, 3 large rear facing windows and French doors allowing access to the patio area in the rear garden. The kitchen area has been fitted with a modern selection of

base and wall mounted units with a white gloss effect finish with quartz countertops. Features of the kitchen include, deep pan drawers, pull down sockets, double bin, and a high-level table providing an informal dining space. One and a half bowl sink unit with mixer tap. Integrated eye level double oven, induction hob, extractor hood, dishwasher and full size fridge and full size freezer. Tiled flooring with under-floor heating. Door to inner hallway.





**Inner Hallway**

This area has doors to the dining kitchen/family room, utility room and the bathroom. Large built-in cupboard with fitted shelving, hooks and light.

**Utility Room**

**3.16 m x 3.09 m**

Glass panelled exterior door giving access to the rear garden. Fitted with a selection of base and wall mounted

units in a maple effect finish with marble effect countertops. Integrated gas hob, electric oven and extractor hood. Sink and drainer unit with mixer tap. Double built-in cupboard housing the gas central heating boiler, hot water cylinder and heating manifold (for the under-floor heating in the dining kitchen/family area).



### Bathroom

2.08 m x 1.79 m

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



### Bedroom 3

3.63 m x 3.15 m

Front facing window with traditional panelled ingoes. Double built-in wardrobe with sliding mirror doors, fitted shelving and hanging rail. Built-in cupboard with fitted shelving and the gas meter.



### Staircase

A carpeted staircase with wooden banister and spindles allows access from the entrance hallway to the first floor accommodation. The landing has a front facing window and doors to bedroom 1 and bedroom 2. **The first floor accommodation has some coombed ceilings and measurements are given at widest points.**



### Bedroom 1

3.83 m x 3.25 m

Double bedroom with front facing window. Two double, built-in wardrobes with bi-fold doors, fitted shelf and hanging rails. Door to the en-suite shower room.





**En-suite 1**

**2.17 m x 2.11 m**

Fitted with a white suite comprising of toilet, wash-hand basin and offset corner shower cubicle. Wetwall panelling to dado height and full height within the shower area. Fitted

units in a white gloss finish providing useful storage drawer and cupboards. Heated towel ladder radiator.



**Bedroom 2**

**5.04 m x 2.97 m**

Spacious double bedroom with front facing window. Double built-in wardrobe with bi-fold doors, fitted hanging

rail. Access to the eaves space. Door to the en-suite shower room. Ceiling hatch allowing access to the loft space.



**En-suite 2**

**2.53 m x 2.24 m**

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

The wash-hand basin is inset into a vanity unit with double storage cupboard fitted below. Splashback wall tiling within the shower area.



**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 garden enjoys a generally westerly aspect making it a super suntrap in the summer months. Area laid in grass with some shrub borders. A slate paved patio area providing an ideal spot for alfresco dining. Enclosed courtyard area between the workshop and garage. Rotary clothes dryer.





### Garage

**5.07 m x 2.39 m**

Attached garage with sectional door allowing access from Victoria Street. Power, light, water point and drainage. UPVC door to the courtyard.

### SERVICES

Mains water, electric, gas and drainage.

### ITEMS INCLUDED

All fitted floorcoverings, curtains, window blinds and light fittings. The integrated kitchen and utility room appliances.

### Council Tax

The property is registered as band D

### 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](mailto:buckie.property@stewartwatson.co.uk)

**Reference** Buckie/CF

### Workshop **8.13 m x 3.26 m (at widest points)**

Glass panelled exterior door from the rear garden. Window over looking the garden. Large timber workshop with power and light. The space is presently used for storage but provides excellent potential for many uses, hobbies or interests. Glass panelled door to the courtyard.



**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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