

# STEWART & WATSON

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**2 STATION ROAD  
PORTGORDON, AB56 5RZ**



### *Traditional Terraced Dwellinghouse*

- Residential area close to picturesque Moray Firth Coastline
- Modernised & upgraded interior with D.G & mains gas C.H
- Lounge, Fully Fitted Dining Kitchen with integrated appliances
- Bathroom & 2 Bedrooms.
- Garden area/Off street parking available.

***Offers Over £105,000***  
***Home Report Valuation £115,000***

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## 2 STATION ROAD, PORTESSIE, AB56 5RZ

### TYPE OF PROPERTY

We offer for sale this traditional terraced dwellinghouse, which is situated on the lower part of the small coastal village of Portgordon. Views towards the Moray Firth can be appreciated from the lounge and bedroom 1. This property has been extensively upgraded and modernised by the present owners and now offers spacious, well appointed accommodation over two floors. The property benefits from full double-glazing and mains gas central heating, it has also been re-wired and re-plumbed. The present owners have decorated the property in fresh neutral tones and all fitted floorcoverings (new in August 2020) and any curtains within the property will remain and are included in the price.

### ACCOMMODATION

#### Entrance

Enter through glass panelled exterior door into the entrance area which has a door to the lounge and is open

plan to the dining kitchen. Built-in understair cupboard with light.

#### Lounge

**4.64 m x 2.43 m**

Double front facing window giving views towards the Moray Firth.



#### Dining Kitchen

**4.67 m x 4.42 m**

Spacious, double aspect room with front and rear facing windows. Fitted with a quality selection of shaker style, base and wall units in two colours of grey with light wood

effect counter tops. Integrated gas hob, electric oven, extractor hood, fridge, freezer and dishwasher. Breakfast bar area providing a high level seating area. Door to the rear hallway.





### **Rear Hallway**

Rear facing window. Door from the dining kitchen. The staircase gives access from this area to the first floor accommodation.

### **Staircase**

A carpeted staircase allows access from the rear vestibule to the first floor accommodation. The first floor landing has a front facing window and doors to the bathroom and both bedrooms. Purpose built cupboard housing the gas central heating boiler.

### **Bedroom 1**

**4.60 m x 2.48 m**

Front facing window giving views towards the Moray Firth. Recessed alcove area. Ceiling hatch allowing access to the loft space.



### **Bedroom 2**

**3.11 m x 2.58 m**

Rear facing window. Recessed storage area.



### **Bathroom**

**3.10 m x 1.79 m**

Rear facing Velux style roof window. Fitted with a white suite comprising of toilet, wash-hand basin and bath with shower fitment above and also a Monsoon shower fitment. Fitted furniture in a grey coloured shaker style finish providing useful storage and concealing the cistern. Full wall and floor tiling. Heated towel ladder radiator.





### OUTSIDE

Area laid in stone chips providing useful storage or possibly off road parking spaces (this area is located at the rear of the property and is accessed off Garden Lane).



### SERVICES

Mains water, electric, gas and drainage.

### ITEMS INCLUDED

All fitted floor coverings, curtains, window blinds and lightfittings. The integrated kitchen appliances.

### Council Tax

The property has not yet been assessed for council tax purposes.

### EPC Banding

EPC= D

### Viewing

Contact our Buckie Office on 01542 833255 to see the virtual tour or to arrange a viewing appointment.

**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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