

3 Duke Street
Portgordon
Buckie
Banffshire
AB56 5RH



Offers Over £175,000

Located within the coastal village of Portgordon is this 2 Bedroom Detached Traditional stone and slate built House. The property benefits from its Own Driveway and a sunny South facing Private Rear Garden.

Features

2 Bedroom Detached House

2 Receptions Rooms

Private South facing Rear Garden

Own Driveway

Double Glazing

Gas Central Heating



Located within the coastal village of Portgordon is this 2 Bedroom Detached Traditional stone and slate built House. The property benefits from its Own Driveway and a sunny South facing Private Rear Garden.

Accommodation comprises a Hallway, Lounge with wood burning stove, Sitting Room / Dining Room with a wood burning stove, a Kitchen / Breakfast Room and a Rear Entrance Hallway.

The 1st Floor comprises a Landing, 2 Double Bedrooms and a Bathroom with separate shower cubicle.

Access to the Property is via uPVC part panelled front door with double glazed windows leading to:

Hallway

A corniced ceiling with light fitting

A carpeted staircase with an attractive traditional balustrade leads to the 1st floor landing

Single radiator

Laminate flooring

Lounge – 16'2" (4.93) plus window recess's x 11'11" (3.62)

A corniced ceiling with light fitting

Double glazed window to the front and rear aspects

2 single radiators

A fireplace surround fitted with a wood burning stove

Recessed shelved alcove and a built-in storage cupboard housing the electric meter

Fitted carpet

Sitting Room / Dining Room – 16'2" (4.93) max reducing to 11'11" (3.62) x 10'10" (3.30)

Coved ceiling with light fitting

Double glazed window to the front

Single radiator

A fireplace surround fitted with a wood burning stove

2 recessed alcoves, one of which has cupboard space beneath

Fitted carpet

Kitchen / Breakfast Room – 11'11" (3.62) x 8'6" (2.59) max reducing to 7'10" (2.38)

Coved ceiling with recessed ceiling lighting

Double glazed window to the rear

Single radiator

Wall mounted cupboards and fitted base units

Single sink with drainer unit and mixer tap

Integrated electric hob and oven with overhead extractor unit

Space to accommodate a washing machine (to remain)

Space to accommodate a fridge/freezer and tumble dryer

A spacious built-in larder styled cupboard fitted with shelf space within and lighting

A cupboard houses the Worcester gas boiler

Vinyl flooring

Rear Entrance Hallway

Coved ceiling with light fitting
Vinyl flooring

Landing

Ceiling light fitting
Double glazed Velux window to the front
2 single radiators
A traditional styled balustrade
Fitted carpet

Bedroom One – 13'5" (4.08) max into coombe and window recess x 12'2" (3.71) max

A good-sized room comprising a ceiling light fitting
Double glazed window to the front
Single radiator
A feature fireplace surround with tiled insets either side
Fitted carpet

Bedroom Two – 13'5" (4.08) max into coombe and window recess x 10'11" (3.32)

A good-sized room comprising a ceiling light fitting
Double glazed window to the front
Single radiator
A feature fireplace surround with tiled insets either side
Fitted carpet

Bathroom – 11'1" (3.37) x 5'3" (1.59)

Recessed ceiling lighting with a coved ceiling
Double glazed window to the rear
Heated towel rail
Fitted bath and separate shower cubicle enclosure with electric shower
Pedestal wash basin and W.C
Tiled walls and vinyl flooring

Garden

A sunny south facing and private rear garden which is enclosed
The garden is mostly paved with a side entrance gate leading to a timber built shed and the driveway
Outside garden tap

Driveway

A gated driveway providing parking for 1 vehicle
There is good-sized timber built shed at the rear part of the driveway, if the shed was to be removed the driveway could provide parking for a 2nd vehicle

Note 1

All light fittings, fitted floor coverings, fitted blinds and washing machine are to remain.

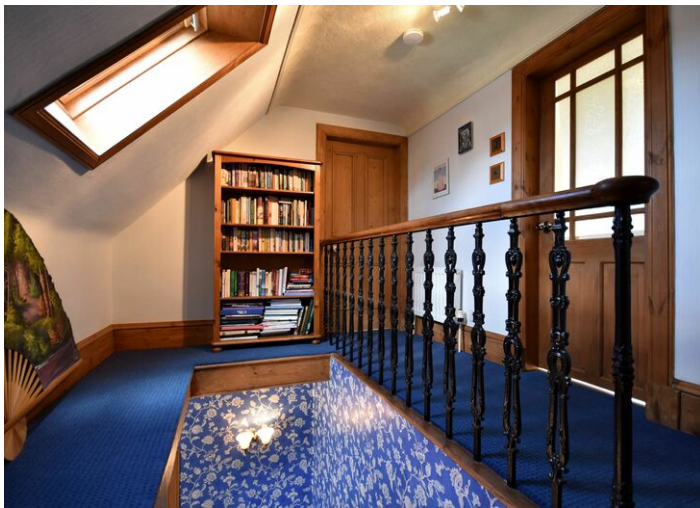
Energy Performance Rate

Council Tax Band

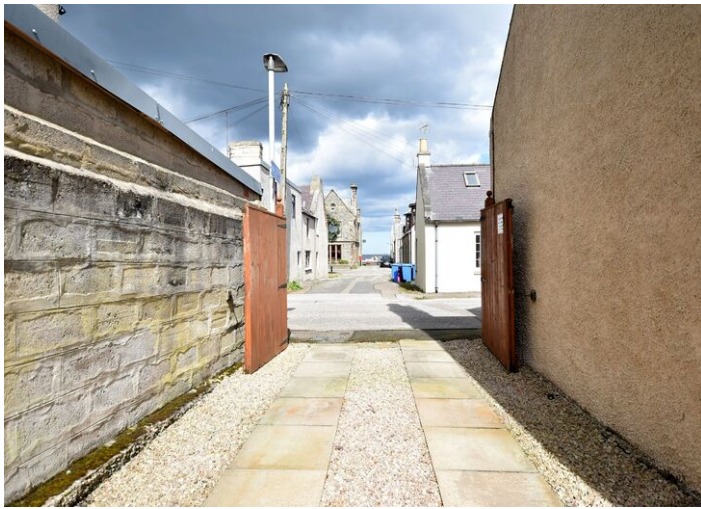
Currently B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	43	44
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		









Important Notice

These particulars are for information and intended to give a fair overall description for the guidance of intending purchasers and do not constitute an Offer or part of a Contract. Prospective Purchasers and or/lessees should seek their own professional advice.

All descriptions, dimension, areas and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to correctness of each of them.

All measurements are approximate.

Further particulars may be obtained from the selling agents with whom offers should be lodged.

The Agency holds no responsibility for any expenses incurred travelling to a property which is then Sold or Withdrawn from the Market

Notes of Interest

A Note of Interest should be put forward to the Agency at the earliest opportunity.

A Note of Interest however does not obligate the Seller to set a Closing Date on their Property.

Particulars

Further particulars may be obtained from the selling agents with whom offers should be lodged.

Entry

By mutual agreement

Offers

All offers should be submitted in writing in normal Scottish Legal form to the selling agent.

FREE VALUATION

We are pleased to offer a free and without obligation, valuation of your own property. Please call for an appointment.