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BOGGIEROW FARMHOUSE *BY PORTSOY, AB45 2SR*



Traditional Detached Dwellinghouse

- Peaceful rural location giving open views
- Spacious accommodation with D.G & oil C.H
- Hallway, Lounge with open fire, Dining Kitchen, Utility Area
- Bathroom, Boxroom & 3 Double Bedrooms.
- Situated in approx 1/3 acre. Outbuilding/Garage.

Offers Over £145,000
Home Report Valuation £145,000

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BOGGIEROW FARMHOUSE, BY PORTSOY, AB45 2SR

TYPE OF PROPERTY

We offer for sale this traditional detached dwellinghouse which is situated in a quiet and peaceful rural location on the outskirts of the picturesque coastal town of Portsoy. Lovely views over the surrounding countryside and farmland can be appreciated from the front of the property and all front facing windows. Boggierow Farmhouse offers spacious well appointed accommodation over two floors and benefits from double-glazing and oil central heating having been installed. Any fitted floorcoverings and curtains within the property will remain and are included in the sale price.

ACCOMMODATION

Hallway

Enter through double wooden exterior door into the hallway, which has doors to the lounge, dining kitchen and bedroom 1. Small understair cupboard. The staircase gives access from this area to the first floor accommodation.



Lounge

5.03 m x 3.47 m

Double aspect room with front and side facing windows. Tiled fireplace and hearth suitable for open fire. Recessed area with fitted shelving.



Dining Kitchen

5.17 m x 4.27 m

Spacious open plan kitchen/diner with front and side facing windows. The kitchen area has been fitted with a selection of base and wall mounted units with rolltop worksurfaces. Inset sink and drainer unit with mixer tap. Tiled fireplace and hearth. Display alcove with double cupboard below. Ample space for table and chairs. Doors to the hallway and utility area.



Utility Area

Rear facing Velux style roof window. Fitted worksurface. Double wall unit. Oil central heating boiler. Door to the bathroom. Glass panelled exterior door to the rear garden area.

Bathroom

Side and rear facing windows. Fitted with a white suite comprising of toilet, wash-hand basin and bath with shower fitment above. Heated towel ladder radiator.



Bedroom 1

4.40 m x 2.75 m

Double size bedroom with rear facing window. Built-in cupboard with fitted shelving.



Staircase

A carpeted staircase with wooden banister and spindles allows access from the entrance hallway to the first floor accommodation. The landing has doors to bedroom 2, bedroom 3 and the box room. **The first floor accommodation has some coombed ceilings and measurements are given at widest points.**



Bedroom 2

4.21 m x 3.57 m

Double size bedroom with front facing bay window.



Boxroom

3.98 m x 1.60 m

Rear facing Velux style roof window. Electric meter and fuse box.

Bedroom 3

4.87 m x 4.20 m

Spacious double bedroom with front facing bay window. Built-in cupboard with airing shelving and the hot water tank.



The view over open farmland from the first floor bedrooms

OUTSIDE

The property occupies a good size site measuring approx 1/3 of an acre with gardens surrounding. The gardens are mainly laid in grass with some mature shrubs and trees. A driveway allows access to the garage/store and provides off road parking spaces for a number of vehicles.

Garage/Outbuildings

Large outbuilding to the rear of the property providing a garage, useful storage for garden/outdoor equipment and a fuel/log store.



ITEMS INCLUDED

All fitted floor coverings and window blinds within the property will remain.

Council Tax

The property is registered as band C

EPC Banding

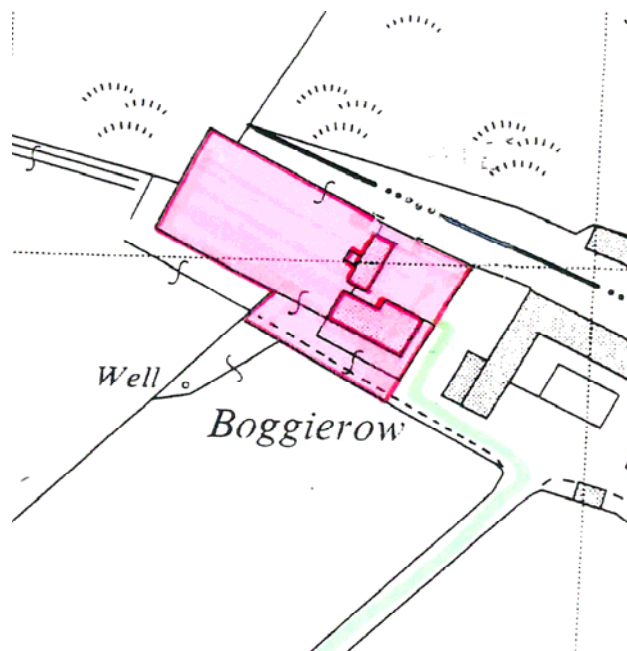
EPC= F

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



SERVICES

Mains water and electric. Drainage is to septic tank.



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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