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32 SAMSON AVENUE
PORTESSIE, AB56 1TR



Attractive Terraced Dwellinghouse

- Popular residential area close to local schools
- Modernised interior with full D.G & gas C.H
- Hallway, Large Lounge, Dining Kitchen
- Bathroom & 3 Bedrooms.
- Front garden. Enclosed rear garden. Wooden Shed

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

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32 SAMSON AVENUE, PORTESSIE, AB56 1TR

TYPE OF PROPERTY

We offer for sale this attractive terraced dwellinghouse, which is situated in a popular residential area on the upper part of the coastal village of Portessie. The property is conveniently placed for the local Primary and Nursery Schools with shops, supermarkets and amenities being found in the neighbouring town of Buckie. This home offers spacious, well appointed accommodation over two floors and benefits from full double-glazing and mains gas central heating. The present owner has presented the property well, it has been tastefully decorated in fresh neutral tones and all fitted floorcoverings, curtains, window blinds and lightfittings are to be included, leaving this home in a move-in condition.

ACCOMMODATION

Hallway

Enter through glass panelled exterior door into the hallway, which has a door to the lounge. The staircase allows access from this area to the first floor accommodation.

Lounge

5.95 m x 3.84 m

Spacious, double aspect room with front facing window and rear facing French doors allowing access to the rear garden. Contemporary fire place with pebble effect electric fire. Solid wood flooring. Door to the dining kitchen.



Dining Kitchen

5.89 m x 2.88 m

Spacious open plan dining kitchen with front and rear facing windows. Fitted with a modern selection of base and wall mounted units with granite effect countertops. Inset sink and drainer unit. Decorative splashback wall

tiling. Wall mounted gas central heating boiler, concealed behind double cupboard. Built-in understair cupboard. Glass panelled exterior doors allowing access to the front of the property and to the rear garden.





Staircase

A carpeted staircase with wooden banister allows access from the entrance hallway to the first floor accommodation. The landing has doors to the bathroom

and all 3 bedrooms. Ceiling hatch allowing access to the loft space.

Bedroom 1

3.48 m x 3.38 m

Double bedroom with double, front facing window. Built-in cupboard with fitted shelving.



Bedroom 2

4.84 m x 2.46 m

Double bedroom with double, rear facing window giving views over the farmland at the rear towards the rural village of Rathven.

Bedroom 3

3.38 m x 1.94 m

An ideal single or child's bedroom with front facing window. Built-in cupboard with fitted shelving.



Bathroom

1.96 m x 1.68 m

Rear facing window. Fitted with a white suite comprising of toilet, wash-hand basin and bath with shower above. Splashback wall tiling. Heated towel ladder radiator.



OUTSIDE

Enclosed garden to the front of the property, which has been laid in log effect paving slabs and stone chips for ease of maintenance. The rear garden enjoys a generally southerly aspect making it a super suntrap in the summer months. A timber decking area accessed via the kitchen door and the French doors in the lounge provides an ideal spot for alfresco dining. Area laid in grass with well stocked flower and shrub borders. Wooden garden shed.

SERVICES

Mains water, electric, gas and drainage.

ITEMS INCLUDED

All fitted floor coverings, curtains, window blinds and lightfittings. Wooden shed.

N.B

The property is presently fully furnished and many items of furniture can be made available for sale by separate negotiation.

Council Tax

The property is registered as band A

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

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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