

STEWART & WATSON

your **complete** property & legal service

GLENBOYNE, 33 AIRD STREET
PORTSOY AB45 2RD



Detached home with Front & Rear Gardens & Store

- ... Lounge & Dining Kitchen
- ... 3 Bedrooms (1 En-Suite) & Bathroom
- ... Porch, WC, D.G. & Oil C.H.
- ... Front & Rear Gardens
- ... Store & Boiler House

Offers Over £210,000

Home Report Valuation £210,000

www.stewartwatson.co.uk

TYPE OF PROPERTY

This detached family home is situated within the coastal town of Portsoy. The accommodation comprises of Lounge, Dining Kitchen, 3 Bedrooms (1 En-Suite), Porch, Bathroom, WC and benefits from double glazing and oil fired central heating. Front & Rear Gardens with Store, Boiler House and Shed.

ACCOMMODATION

Entrance

Wooden exterior door leads into the Porch.

Porch

2.43 x 1.92
(8'0" x 6'3")

Double doors with frosted glazed panels lead into the Hallway. Karndean flooring. Windows.

Hallway

Access to the Lounge, Dining Kitchen, Master Bedroom (with En-Suite) and Staircase. Karndean flooring.

Lounge

5.34 x 3.84 (into window)
(17'6" x 12'7")

Double doors with glazed panels lead into the Lounge. Fireplace with wooden fire surround and wood burning stove situated on the hearth. Recessed alcove. Front and side facing windows.



Dining Kitchen

4.25 x 3.56
(13'11" x 11'8")

Fitted with base and wall units with contrasting worktops and stainless steel sink. Integrated dishwasher, fridge, freezer, double oven, and ceramic hob with chimney style hood above. Room for table and chairs. Karndean flooring. Side facing window. Door to the Rear Hall.



Rear Hall

Access to the WC. Karndean flooring. Wooden exterior door leading out to the Rear.

WC

1.46 (into window) x 1.17
(4'9" x 3'10")

Fitted with a white 2-piece suite comprising WC and wash hand basin. Karndean flooring. Side facing frosted glazed window.

Master Bedroom (with En-Suite)
4.74 (into window) x 3.44
(15'7" x 11'3")

Built-in shelved cupboard houses the electric meter and fuse box. Fixed wardrobes with hanging rail and shelves. Karndean flooring. Front facing window. Door to the En-Suite.



En-Suite **3.18 (into window) x 1.93**
(10'5" x 6'4")

Fitted with a white 3-piece suite comprising WC, wash hand basin and shower tray with mains shower valve enclosed by sliding glazed doors. Karndean flooring. Rear facing frosted glazed window.



Staircase
The Staircase with wooden balustrade and handrail leads up to the Landing and display Landing. Front facing Velux roof window.

Landing
Access to 2 further Bedrooms and the Bathroom.

Bedroom 2 **4.89 (into window) x 3.48**
(16'0" x 11'5")

Double bedroom with a front facing dormer window.



Bathroom **6.51 (L) x 3.27 (W)**
(21'4" x 10'9")

Spacious 'L' shaped room fitted with a white 4-piece suite comprising WC, semi-recessed wash hand basin with vanity unit below, bath and shower tray with mains shower valve enclosed by bi-folding glazed door. Two built-in cupboards with power and light. Recessed shelved area. Side facing frosted glazed window.



Bedroom 3 **4.89 (into window) x 3.36**
(16'0" x 11'0")

Double bedroom with a front facing dormer window. Built-in cupboard with coat hooks.



OUTSIDE

To the front of the property there is a paved pathway and steps leading up to the property. To either side of the property there is a gate which gives access to the Rear. To the rear of the property there is a Store, Boiler House and paved patio area. Steps lead up to a grassed area with rotary clothes dryer, wooden shed and vegetable patch. Oil storage tank.

Store **2.73 x 2.52**
(8'11" x 8'3")

The Store has power and light. Washing machine, tumble dryer and fridge/freezer. Window.

Boiler House **2.87 x 1.31**
(9'5" x 4'4")

The Boiler House with power and light houses the oil central heating boiler.



SERVICES

Mains, electricity, water and drainage.

ITEMS INCLUDED

All fitted floor coverings, light fittings, curtains and blinds are to be included in the sale. The washing machine, tumble dryer and fridge/freezer are also to be included.

Council Tax

Currently Band D

EPC Banding

EPC=F

Entry

By arrangement

Viewing

Contact our Banff office – (01261) 818883

Email

Email: banff.property@stewartwatson.co.uk

Offers

All offers should be submitted in writing to our Banff office

Reference Banff/EJ