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27 CULLEN STREET
PORTSOY AB45 2PJ



Mid-Terraced home with Small Area to Rear

- .. Lounge & Kitchen
- .. 2 Bedrooms
- .. Bathroom
- .. Rear Porch, D.G. & Gas C.H.
- .. Small Area to Rear

Offers in the Region of £95,000

Home Report Valuation £95,000

www.stewartwatson.co.uk

TYPE OF PROPERTY

This Mid-Terraced home is situated within the coastal town of Portsoy. The accommodation comprises of Lounge, Kitchen, 2 Bedrooms, Bathroom, Rear Porch and benefits from double glazing and gas central heating. Small area to the rear.

ACCOMMODATION

Entrance

Wooden exterior door with glazed panel leads into the Hallway.

Hallway

Access to the Lounge, Bedroom 2 and the Staircase.

Lounge 4.27 x 2.99 (14'0" x 9'10")

Recessed alcove with shelved cupboard below. Front facing window with cupboard below houses the electric meter and fuse box. Side facing window. Door to the Kitchen.

Kitchen 4.46 x 1.33 (14'7" x 4'4")

Fitted with base and wall units with contrasting worktops and stainless steel sink. Integrated fridge, microwave, washing machine and double under oven with ceramic hob and chimney style hood above. Side facing frosted glazed window. Access to the Rear Porch.

Rear Porch 2.63 (L) x 2.16 (W) (8'7" x 7'1")

Built-in cupboard. Rear facing window. UPVC exterior door with frosted glazed panel leads out to the rear.

Bedroom 2 3.30 x 2.13 (10'10" x 7'0")

Walk-in shelved under stairs cupboard. Built-in cupboard with hanging rails and top storage above. Front facing window with cupboard below houses the gas meter.



Staircase

The Staircase with wooden handrail leads up to the Landing.

Landing

Access to Bedroom 1 and the Bathroom. Walk-in cupboard with light houses the gas central heating boiler. Built-in shelved cupboard. Rear facing roof window.

Bedroom 1 4.40 (L) x 2.68 (W) (14'5" x 9'9")

Fixed drawers and wardrobes with top storage above. Front facing dormer window.

Bathroom 2.39 x 2.33 (7'10" x 7'8")

Fitted with a 3-piece suite comprising WC, recessed wash hand basin with cupboard below and bath with an electric shower, curtain and rail above. Built-in shelved cupboard. Front facing frosted glazed window.

OUTSIDE

To the rear of the property there is a stone chipped area with rotary clothes dryer. Access to rear for refuse bins. The owners of the neighbouring properties also have right of access over the rear for their wheelie bins.

SERVICES

Mains, gas, electricity, water and drainage.

ITEMS INCLUDED

All fitted floor coverings, light fittings, curtains and blinds are to be included in the sale.

Council Tax

Currently Band A

EPC Banding

EPC=D

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

The Property Shop, 2 Main Street, Turriff AB53 4AD
59 High Street, Turriff AB53 4EL
65 High Street, Banff AB45 1AN
42/44 East Church Street, Buckie AB56 1AB
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