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5 GORDON STREET
PORTGORDON, AB56 5QR



Spacious Traditional Terraced Dwellinghouse

- Residential area in coastal village close to the Moray Firth
- Upgraded and modernised home with D.G & gas C.H.
- Lounge with multi-fuel stove, Fitted Dining Kitchen,
- Utility Area, Bathroom & 2 Double Bedrooms (1 with en-suite)
- Large enclosed rear garden. Wooden shed. Greenhouse.

Offers Over £160,000
Home Report Valuation £180,000

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5 GORDON STREET, PORTGORDON, AB56 5QR

TYPE OF PROPERTY

We offer for sale this traditional style terraced dwellinghouse, situated within a residential area on the lower part of the coastal village of Portgordon. The property is close to the small harbour and the Speyside Way. This home has been upgraded and modernised over recent years but has retained many of its traditional features, which will appeal to those seeking a home of charm and character. The property offers spacious, well appointed accommodation over two floors and benefits from double-glazing and mains gas central heating. The present owners have presented the property well and all fitted floorcoverings, curtains, window blinds and lightfittings are to be included in the sale price leaving this home in a true move-in condition.



ACCOMMODATION

Hallway

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

Lounge

4.05 m x 3.39 m

Front facing window. Substantial wooden fire surround, recessed fireplace with multi-fuel stove, set on a tiled hearth. Recessed alcove with fitted book/display shelving and cupboard below housing the electric and gas meters. The lounge is open plan to the dining kitchen. Glass panelled door to the rear hallway.



Dining Kitchen

4.84 m x 3.06 m

Rear facing window. Fitted with modern selection of base units in a beech effect, shaker style finish with slate effect countertops. Integrated electric hob, oven, extractor hood and fridge. Inset sink and drainer with mixer tap. Splashback wall tiling. Fitted shelving. Ample space for dining table and chairs. Built-in understair cupboard with light and hooks.





Rear Hallway

This area has a door to the bathroom and is open plan to the utility area.

Utility Area

2.29 m x 1.98 m

Double, rear facing window. Wall mounted gas central heating boiler. Plumbing for washing machine and spaces

suitable for freezer and tumble dryer. Glass panelled exterior door giving access to the rear garden

Bathroom

2.45 m x 1.87 m

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



Stairway

A carpeted staircase with traditional banister and spindles allows access from the entrance hallway to the first floor accommodation. The first floor landing has a front facing window and doors to both bedrooms. Ceiling hatch allowing access to the loft storage space, which has a front facing skylight roof window.

Bedroom 1

3.72 m x 3.68 m

Spacious, double bedroom with front facing window. Door to the en-suite shower room.



En-suite

2.63 m x 2.27 m

Rear facing window. Fitted with a white suite comprising of toilet, wash-hand basin and offset corner shower

cubicle. The countertop wash-hand basin is set on an oak unit with storage cupboard below. Traditional radiator with heated towel fitment.



Bedroom 2 **3.84 m x 2.74 m**
Double bedroom with rear facing window. Large walk-in wardrobe with fitted shelving and hanging rail.



OUTSIDE

A good size garden lies to the rear of the property, which is enclosed making it ideal for those with children and pets. The rear garden is generally south facing making it a

lovely suntrap in the summer months. The present owners have landscaped the garden to make the best of the sun at different times of the day. Area laid in artificial grass. Mature hedge border and well stocked shrub borders. Wooden garden shed. Greenhouse. Log store.



SERVICES

Mains water, electric, gas and drainage.

ITEMS INCLUDED

All fitted floor coverings, curtains, window blinds and lightfittings. The integrated kitchen appliances. Wooden shed. Greenhouse. Log store.

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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