

STEWART & WATSON

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10 HILL STREET
PORTSOY, AB45 2PL



Semi-Detached Dwellinghouse

- Popular area close to town centre shops & amenities.
- Modernised interior with D.G & gas C.H
- Hallway, Lounge with wood burning stove, Fitted Kitchen
- Toilet, Bathroom & 2 Double Bedrooms.
- Enclosed front garden. Large enclosed rear garden.

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

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10 HILL STREET, PORTSOY, AB45 2PL

TYPE OF PROPERTY

We offer for sale this traditional, semi-detached dwellinghouse, which is situated in a popular residential area of the coastal town of Portsoy. The property is conveniently placed for the town centre shops and amenities. This home offers spacious, well appointed accommodation over two floors and benefits from double-glazing and mains gas central heating. A wood burning stove has been installed in the lounge. The present owners have presented the property well, it has been tastefully decorated and all fitted floorcoverings, curtains, window blinds and lightfittings will remain, 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 gives access from this area to the first floor accommodation.

Lounge

4.35 m x 4.05 m

A spacious room with front facing window. Traditional wooden fire surround, recessed fireplace with wood burning stove set on a tiled hearth. Display alcove with fitted cupboard below. Glass panelled doors to the hallway and kitchen.



Kitchen

4.54 m x 2.81 m

Rear facing window. Fitted with a selection of base and wall mounted units in a shaker style pastel coloured finish with granite effect countertops. Integrated electric hob, eye-level double oven and extractor hood. Inset sink and

drainer unit with mixer tap. Splashback wall tiling. The gas central heating boiler is concealed within one of the kitchen wall cabinets. Door to the walk-in cupboard. Glass panelled exterior door giving access to the rear garden.



Walk-in cupboard

This area has doors to the toilet and dining kitchen. Understair storage area with fitted shelving.

Toilet

Rear facing window. Fitted with a white suite comprising of toilet and wash-hand basin. Cupboard fitted below the wash-hand basin. Floor tiling.



Bathroom

2.05 m x 1.81 m

Rear facing window. Fitted with a white suite comprising of toilet, wash-hand basin and bath with shower fitment above. Splashback wall tiling. Heated towel ladder radiator. Ceiling hatch allowing access to the loft space.



Bedroom 1

5.36 m x 3.06 m

Spacious, L-shape bedroom with 2 front facing windows. Recessed display alcove.



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 both bedrooms.



Bedroom 2

3.71 m x 3.27 m

Double bedroom with rear facing window giving views over the rooftops towards farmland and the Moray Firth. Recessed display alcove.



The view over the rooftops towards the Moray Firth from bedroom 2.

OUTSIDE

An enclosed garden lies to the rear of the property, which is mainly laid in stone chips for ease of maintenance. A wooden gate allows access at the side between the front and rear gardens. An extensive garden lies to the rear of the property, which is enclosed. Area laid in grass with some established and well tended mature shrubs and roses. A private and quiet secluded cottage style garden lies at the north most point of the rear garden.



SERVICES

Mains water, electric, gas and drainage.

ITEMS INCLUDED

All fitted floor coverings, curtains, window blinds and lightfittings. The integrated kitchen appliances.

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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