

# STEWART & WATSON

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**14A STATION ROAD**  
**PORTESSIE, AB56 1SN**



### *Spacious First Floor Flat*

- Prime sea front location boasting excellent views
- Own entry door. Full D.G & gas C.H
- Hallway, Open plan Lounge/Kitchen Diner
- Utility Area, Bathroom & 2 Bedrooms.
- Shared Courtyard/Drying Area.

***Offers Over £60,000***

***Home Report Valuation £60,000***

**[www.stewartwatson.co.uk](http://www.stewartwatson.co.uk)**

## 14A STATION ROAD, PORTESSIE, AB56 1SX

### TYPE OF PROPERTY

We offer for sale this spacious flat, which forms the first floor of a traditional stone built semi-detached property. The flat occupies a prime seafront location and gives lovely views across the Moray Firth from the lounge and bedroom windows. The property has its own entry door and benefits from full double-glazing and mains gas central heating. The property has recently been decorated in neutral tones and any fitted floorcoverings, window blinds and lightfittings will remain and are included in the sale price.

### ACCOMMODATION

The property is entered via an external staircase at the rear of the building.

#### Entrance Vestibule

Enter through glass panelled exterior door into the entrance vestibule. Steps leading up to the hallway.

#### Hallway

This area has doors leading to the lounge, bathroom and both bedrooms. Rear facing window. Built-in cupboard with fitted shelving. Built-in cupboard housing the gas central heating boiler. Utility area with fitted work surface, plumbing for automatic washing machine and space for tumble dryer.



#### Lounge/Dining Area

4.66 m x 3.22 m

Double aspect room with front and side windows giving lovely sea views across the Moray Firth. Space for table and chairs. Open plan with the kitchen area.







**Kitchen**

**2.82 m x 1.87 m**

Fitted with a modern selection of base and wall mounted shaker style units with granite effect

countertops. Integrated electric hob, oven and extractor hood. Inset round bowl sink, drainer and mixer tap. Splashback wall tiling.



**Bedroom 1**

**3.28 m x 2.77 m**

Double bedroom with front facing window.



**Bedroom 2**

**2.78 m x 2.64 m**

Front facing window. Ceiling hatch allowing access to the loft space.



## Bathroom

Rear facing window. Fitted with a white suite comprising of toilet, wash-hand basin and bath with shower fitment from the bath mixer tap. Wall tiling to dado height. Wet wall panelling surrounding the bath/shower area. Heated towel ladder radiator.



## OUTSIDE

Small courtyard/drying area to the rear of the property, which is shared with the ground floor flat. Wooden gate allowing access onto the Great Eastern Road.



## SERVICES

Mains water, electric, gas and drainage.

## ITEMS INCLUDED

All fitted floorcoverings, window blinds and lightfittings. Integrated kitchen appliances.

## Council Tax

The property is registered as band A

## EPC Banding

EPC=D

## Viewing

By appointment only which can be arranged by contacting our Buckie Office on 01542 833255

**Email** [buckie.property@stewartwatson.co.uk](mailto: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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65 High Street, Banff AB45 1AN (01261) 818883  
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