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5 BURNSIDE
PORTSOY, AB45 2QN



Traditional Detached Dwellinghouse

- Popular residential area of coastal village
- Spacious accommodation. D.G & gas C.H
- Hallway, Lounge, Dining Room, Kitchen, Utility
- Toilet, Bathroom & 3 Double Bedrooms.
- Enclosed rear garden. Large garage with workshop.

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

www.stewartwatson.co.uk

5 BURNSIDE, PORTSOY, AB45 2QN

TYPE OF PROPERTY

We offer for sale this traditional detached dwellinghouse which is situated in a popular residential area of the coastal village of Portsoy. The property is conveniently placed for the village shops, supermarket, amenities and the picturesque harbour. This home offers spacious, well-appointed accommodation over two floors and benefits from double-glazing and mains gas central heating. Any fitted floorcoverings, curtains, window blinds and light fittings within the property will remain and are included in the price.

ACCOMMODATION

Entrance

Enter through glass panelled exterior door into the entrance hallway, which has doors to the lounge and bedroom 1.

Lounge

6.46 m x 4.15 m

Spacious L-shaped room with front facing window. Traditional fireplace with decorative tiled inset and electric fire. Display alcoves at either side of the fireplace, one with a cupboard below housing the fuse box. Glass panelled door to the inner hallway.



Inner Hallway

This area has doors to the lounge, bathroom and dining room. Built-in cupboard with fitted shelving and the hot water tank.

Bathroom

2.30 m x 2.10 m

Side facing window. Fitted with a white suite comprising of toilet, wash-hand basin and shaped bath with shower fitment above. Wall tiling to dado height with wet wall panelling in the bath/shower area. Heated towel ladder radiator.



Dining Room

3.50 m x 3.33 m

Glass panelled door from the inner hallway. Rear facing window. Side facing patio door allowing access into the greenhouse/sun porch at the side of the property. Open plan to the kitchen.



Kitchen

3.62 m x 3.04 m

Rear facing window and double side facing window. Fitted with a modern selection of base and wall mounted units in

a cream coloured, gloss effect finish with contrasting countertops. Integrated gas hob, electric oven, extractor hood and fridge. Inset one and a half bowl sink and drainer unit with mixer tap. Splashback wall tiling. Wall mounted gas central heating. Glass panelled door to the utility room.





Utility Room

1.93 m x 1.75 m

Side facing window. Fitted units and countertop. Ceiling hatch to loft space. Glass panelled exterior door giving access to the rear garden.



Bedroom 1

4.55 m x 3.62 m

Spacious, double bedroom with front facing window. Built-in under stair cupboard with hooks and light.



Staircase

Staircase allows access from the lounge to the first floor accommodation. The first floor landing has doors to bedroom 2, bedroom 3 and the toilet. Built-in cupboard with front facing roof skylight window. **The first floor accommodation has some coombed ceilings and measurements are given at widest points.**

Bedroom 2

4.34 m x 3.25 m

Double bedroom with front facing window. Ceiling hatch allowing access to the loft space.



OUTSIDE

The property occupies a good size site with garden areas to the sides and rear. The gardens are enclosed with paved patio areas and terraced areas stocked with a variety of mature shrubs and plants. Attached greenhouse/sun porch to the side of the property. Greenhouse.



Toilet

2.66 m x 1.28 m

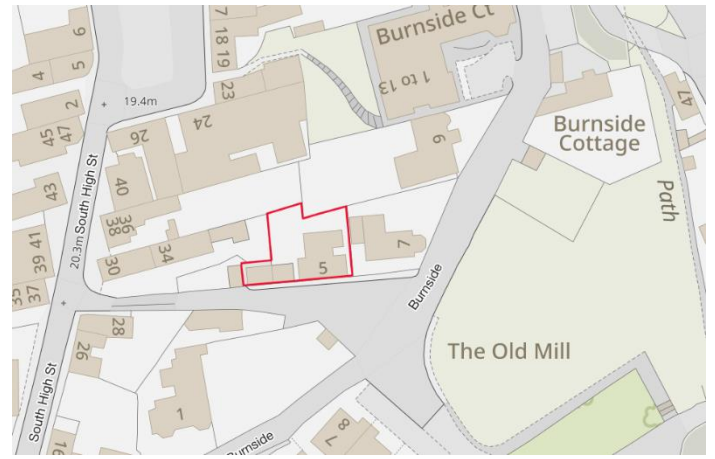
Fitted with a white suite comprising of toilet and wash-hand basin. Wall tiling to dado height.

Bedroom 3

36.86 m x 3.76 m

Double bedroom with front facing window.





The boundary is marked in red on the plan above.



Garage/Workshop

Large block built garage with workshop/storage area. Up and over door allowing car access from the front street. Glass panelled door to the rear garden.

SERVICES

Mains water, electric, gas and drainage.

ITEMS INCLUDED

All fitted floorcoverings, curtains, window blinds and light fittings. The integrated kitchen appliances. Greenhouse/sun porch. Greenhouse.

Council Tax

The property is registered as band D

EPC Banding

EPC = E

Viewing

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

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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