

32 Crown Street
Portgordon
Buckie
Banffshire
AB56 5RD



Fixed Price £130,000

Located in the coastal village of Portgordon is this 3 Bedroom Semi-Detached House which benefits from its Own Driveway and a southerly facing Rear Garden which backs onto farmland.

Features

3 Bedroom Semi-Detached House

Own Driveway

Southerly facing Rear Garden

Countryside Views

Double Glazing

Gas Central Heating and Electric Heating



Located in the coastal village of Portgordon is this 3 Bedroom Semi-Detached House which benefits from its Own Driveway and a southerly facing Rear Garden which backs onto farmland.

Accommodation comprises a Hallway, Lounge, Kitchen / Breakfast Room and a Utility Room. The 1st floor comprises a Landing, 3 Bedrooms and a Bathroom.

Hallway

Pendant light fitting

Double glazed window to the front

Single radiator

A carpeted staircase leads to the 1st floor landing

Laminate flooring

Lounge – 18'2" (5.54) x 12' (3.66) max

2 ceiling light fittings

Double glazed window to the front and rear

Double radiator

Gas fire

Fitted carpet

Kitchen – 12'9" (3.88) max x 7'11" (2.40)

Strip light ceiling fitting

Double glazed window to the rear

Double radiator

Wall mounted cupboards and fitted base units

Single sink with drainer unit and mixer tap

Space to accommodate a free-standing electric cooker, fridge and washing machine

There is space to accommodate a breakfast / dining table within the room

Laminate flooring

Utility / Store Room – 9'5" (2.86) max x 5'6" (1.67) max

Ceiling light fitting

Double glazed window to the side

Wall mounted cupboards

Built-in storage cupboard

Laminate flooring

A side entrance door leads out to the Driveway and Garden

Landing

Pendant light fitting

Double glazed window to the rear offering countryside views

Wall mounted electric panel heater

Fitted carpet

Bedroom One – 12'2" (3.71) x 10'5" (3.17) max and plus wardrobe space

Pendant light fitting

Double glazed window to the front

Electric wall mounted panel heater

Built-in double wardrobe with sliding mirrored doors

Fitted carpet

Bedroom Two – 12' (3.66) x 7'11" (2.40) plus the door recess and cupboard space
Pendant light fitting
Double glazed window to the front
Electric wall mounted panel heater
2 built-in storage cupboards
Fitted carpet

Bedroom Three – 8'8" (2.64) x 7'11" (2.40) plus cupboard space
Pendant light fitting
Double glazed window to the rear offering countryside views
Electric wall mounted panel heater
Built-in storage cupboard
Fitted carpet

Bathroom – 6'3" (1.89) x 5'6" (1.67)
Ceiling light fitting
Double glazed frosted window to the rear
Electric wall mounted fan heater
Bath with shower screen, electric Mira shower and a telephone style mixer tap with hand shower fitting
Pedestal wash basin and W.C
Part tiled walls
Vinyl flooring

Garden

A good rear garden which benefits from a sunny southerly aspect
A timber built shed is to one side and outside garden tap
The garden is partly grassed and paved and features raised vegetable beds to one side

Driveway

Benefiting from its own driveway providing off street parking to the property

Note 1

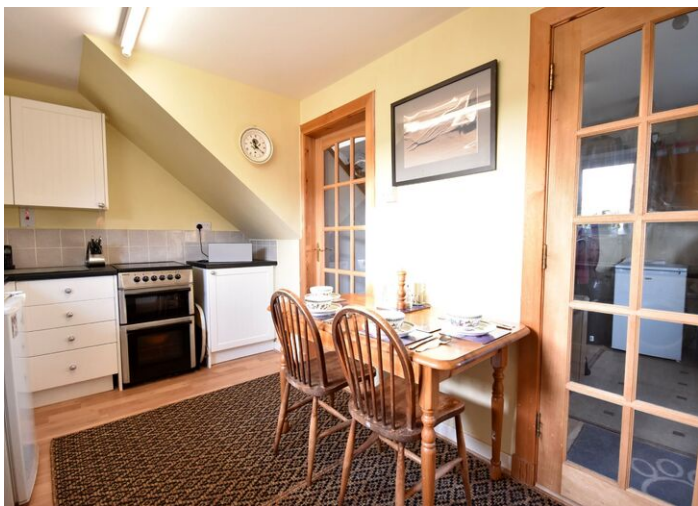
All light fittings, floor coverings & blinds are to remain.

Energy Performance Rate

Council Tax Band

Currently - A

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		







Important Notice

These particulars are for information and intended to give a fair overall description for the guidance of intending purchasers and do not constitute an Offer or part of a Contract. Prospective Purchasers and or/lessees should seek their own professional advice.

All descriptions, dimension, areas and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to correctness of each of them.

All measurements are approximate.

Further particulars may be obtained from the selling agents with whom offers should be lodged.

The Agency holds no responsibility for any expenses incurred travelling to a property which is then Sold or Withdrawn from the Market

Notes of Interest

A Note of Interest should be put forward to the Agency at the earliest opportunity.

A Note of Interest however does not obligate the Seller to set a Closing Date on their Property.

Particulars

Further particulars may be obtained from the selling agents with whom offers should be lodged.

Entry

By mutual agreement

Offers

All offers should be submitted in writing in normal Scottish Legal form to the selling agent.

FREE VALUATION

We are pleased to offer a free and without obligation, valuation of your own property. Please call for an appointment.