

30 Crown Street
Portgordon
Buckie
Morayshire
AB56 5RD



Offers Over £140,000

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

uPVC Wood Effect Double Glazing

Gas Central Heating with Worcester Gas Boiler



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 featuring a wood burning stove, Kitchen 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
Wood flooring

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

Ceiling light fitting
3 double glazed windows to the front and double glazed double doors at the rear open out to the sunny rear garden
Main feature of the room is a wood burning stove
Double radiator
Fitted carpet

Kitchen – 12'9" (3.88) max x 7'9" (2.35)

Recessed ceiling lighting
Double glazed window to the rear offering countryside views
Double radiator
Wall mounted cupboards and fitted base units
1 ½ style sink with drainer unit and mixer tap
Space to accommodate a free-standing electric cooker, fridge/freezer and washing machine
Tile effect flooring

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

Recessed ceiling lighting
Double glazed window to the side
Wall mounted cupboards
Built-in storage cupboard housing the Worcester gas boiler
Space to accommodate a tumble dryer
Tile effect 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
Single radiator
Fitted carpet

Bedroom One – 12'3" (3.73) x 10'10" (3.30) plus wardrobe space reducing to 9'7" (2.91)

Recessed ceiling lighting

Double glazed window to the front

Double radiator

Built-in double wardrobe with sliding mirrored doors

Fitted carpet

Bedroom Two – 12'1" (3.68) x 8' (2.44) plus wardrobe space and door recess

Pendant light fitting

Double glazed window to the front

Double radiator

Built-in double wardrobe with sliding mirrored doors

Fitted carpet

Bedroom Three – 8'8" (2.64) x 8' (2.44) plus cupboard space

Pendant light fitting

Double glazed window to the rear offering countryside views

Single radiator

Built-in storage cupboard

Fitted carpet

Bathroom – 6'3" (1.89) x 5'6" (1.67)

Pendant light fitting

Double glazed frosted window to the rear

Heated chrome style towel rail

Bath with shower screen, electric Mira shower with tiled walls to the bath area

Pedestal wash basin and press flush W.C

Vinyl flooring

Garden

A spacious and enclosed sunny rear garden which is mostly laid to lawn with a paved seating area. There is a timber-built shed to the corner with a chicken run enclosure which runs along the back of the garden, this could be an alternative use as a fruit cage.

A side gate leads into an enclosed side pathway area with a metal shed and wood store, a further gate then leads to the front driveway.

Driveway

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

Note 1

All light fittings, floor coverings & blinds are to remain. The cooker, fridge/freezer, tumble dryer, chicken run enclosure and the 2 sheds are also to remain.

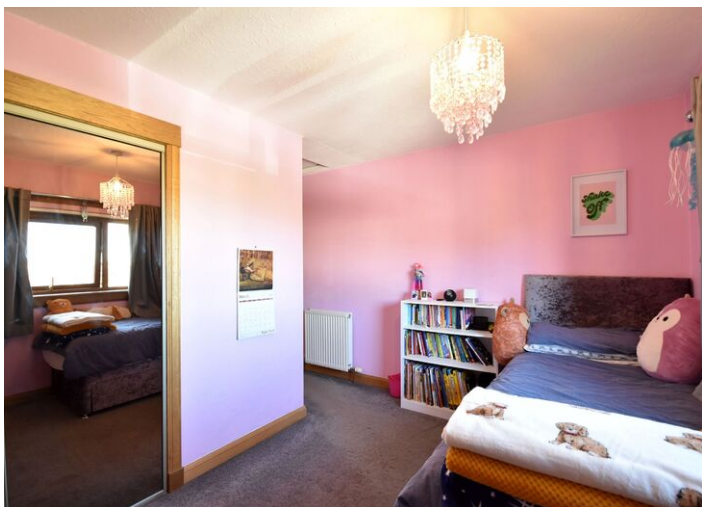
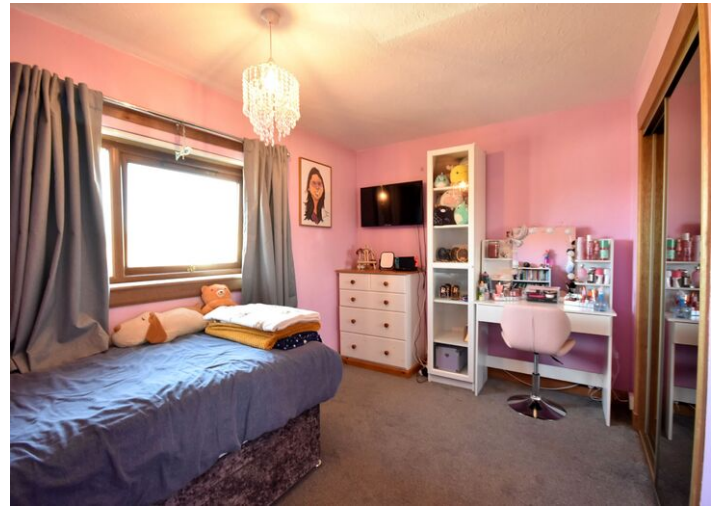
Energy Performance Rate

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	70	
(55-68) D		
(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.