



1 Tillynaught Cottages, Portsoy, AB45 2YR  
£210,000 under offer

## Property summary

We are delighted to offer for sale this 3 bedroom semi-detached dwellinghouse situated just outside the town of Portsoy. The property comprises ground floor; lounge, dining kitchen, shower room, bedrooms 1 and rear porch, first floor; bedrooms 2 & 3, large storage room and hallway/snug.

This unique property offers stunning country views and is close to the town of Portsoy. The property would make a perfect family home, being tastefully decorated throughout. Some furniture may be available by separate negotiation.

Portsoy is a popular holiday town situated on the Banff/Elgin road (A98). It benefits from a pleasure harbour, caravan site, a good range of shops and is well known for its annual "Scottish Traditional Boats Festival". Aberdeen lies approximately 50 miles distant and Inverness lies approximately 65 miles distant.

Viewing is recommended to appreciate this property.

Council Tax Band: C EPC Band: D

## Full details

### Entry

Entry is gained via a front exterior door leading into the hall where there is access to the stairs and dining kitchen.

### Dining Kitchen (4.67m x 6.31m) (15.32ft x 20.70ft) approx.

The dining kitchen has ample space for a good sized family dining table, with a multifuel stove with exposed stone hearth being a unique focal point of the room. A front facing window overlooks the front garden and country side, along with a rear facing window in the kitchen area. There is ample base and wall units featuring a sink with mixer tap and drainer, integrated ovens, electric hob and space for white goods. There is a large built in storage/pantry cupboard. Access

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**Type:** Semi-Detached House

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**Availability:** Under Offer

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**Bedrooms:** 3

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**Bathrooms:** 1

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**Reception Rooms:** 1

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**Parking:** Driveway

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**Outside Space:** Front Garden, Rear Garden

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**Council Tax Band:** C

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**Rural Location:**

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**Country views:**

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**3 Bedrooms:**

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to the rear hallway and lounge can be gained.

**Lounge** (4.80m x 4.80m) (15.74ft x 15.74ft) approx.

The lounge has a front facing window overlooking the front garden and countryside, along with a side facing picture window overlooking the garden.

#### **Rear Hallway**

The rear hallway gives access to the porch, bedroom 1 and shower room.

**Rear Porch** (1.50m x 2.16m) (4.92ft x 7.08ft) approx.

The rear porch has side facing windows and exterior door leading out to the garden.

**Shower Room** (2.10m x 2.84m) (6.88ft x 9.31ft) approx.

The shower room has a 3 piece suite consisting W/C, basin sink and enclosed shower. There are built in shelves and a built in shelved cupboard for additional storage. A side facing opaque window provides natural light.

**Bedroom 1** (2.65m x 3.96m) (8.69ft x 12.99ft) approx.

A side facing window overlooks the garden and country side. A small built in cupboard has additional storage and houses the electrics.

#### **First Floor**

The stairs lead up to the landing which gives access to bedroom 3/study and hallway/snug (TBC). A side facing Velux window overlooks the country side.

**Bedroom 3/Study** (2.31m x 2.85m) (7.57ft x 9.35ft) approx.

A rear facing Velux window overlooks the country side.

**Hallway/Snug** (3.20m x 3.43m) (10.49ft x 11.25ft) approx.

A front facing window overlooks the front garden and country side. Access to Bedroom 2 and large storage room can be gained. A small built in cupboard provides additional storage.

**Bedroom 2** (3.31m x 5.20m) (10.85ft x 17.06ft) approx.

Side facing Velux windows overlook the country side. Fitted wardrobe is to be included in the sale.

**Large Storage Room** (2.96m x 4.73m) (9.71ft x 15.51ft) approx.

Access is gained via a half-height door, leading to a room which is decorated and currently being used as a spare bedroom, although due to restricted access may be more appropriate for additional storage.

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**Parking:** Driveway

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**Outside Space:** Front Garden, Rear Garden

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**Council Tax Band:** C

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**Rural Location:**

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**Country views:**

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**3 Bedrooms:**

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## Outside

The front garden is mainly laid to lawn with a stone paved pathway leading up to the front door and entrance gate. The lawn extends round to the side and rear of the property where there is another stone paved pathway leading from the rear porch to the driveway. A paved patio seating area offers views over the country side. All sheds and the coal/wood bunker are to remain. Access can be gained to the mudroom/utility at the rear of the property, which has space for white goods.

**Mudroom/Utility** (1.80m x 3.70m) (5.90ft x 12.13ft) approx.

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**Outside Space:** Front Garden, Rear Garden

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**Council Tax Band:** C

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**Rural Location:**

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**Country views:**

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**3 Bedrooms:**

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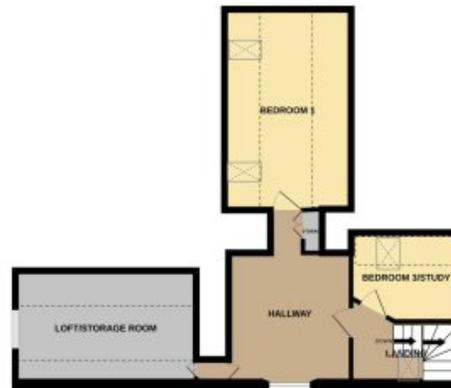




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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