



  
**grantsmith**  
LAW PRACTICE

10 High Street East, Portgordon, AB56 5QP  
£190,000 under offer

## Property summary

Portgordon is a village in Moray, renowned as being one of the sunniest and driest counties in Scotland, and offering a wide range of excellent places to stay, eat and shop. The county is famed for its breathtaking scenery, long sandy beaches and wildlife, and provides wonderful leisure and recreational opportunities including golf and angling. Spey Bay is approximately 5 miles away and can be reached on foot as part of the Speyside Way.

Portgordon is popular seal-watching spot, with seals often seen basking on the shore, drawn to the coastline due to its abundance of fish. The village has a nursery and primary school, with secondary schooling available at Buckie High School or Milne's High School in nearby Fochabers. Portgordon is also served by a general store with post office, village hall and community cafe.

## Full details

Elgin, Aberdeen and Inverness are all within easy commuting distance, while train stations at Keith and Elgin provide direct links to Aberdeen and Inverness. Buckie and Elgin offer major supermarkets, a good selection of independent shops, and sporting and recreational facilities. Aberdeen and Inverness provide all of the facilities expected of a city, including excellent shopping, retail parks, rail links and airports.

10 High Street East is a traditional stone-built family home which is beautifully presented and in walk-in condition. Accommodation comprises, on the ground floor: large living room with dining area, dining kitchen, family bathroom, shower room, ground floor double bedroom and a cloakroom; and on the first floor: two double bedrooms and a cloakroom. All fitted carpets, floor coverings, window blinds, curtains and light fittings are included in the sale.

The property is accessed via a glazed uPVC door into the carpeted hall, which has panel doors leading in to the living room, bathroom, shower room and ground floor bedroom. The carpeted staircase has a curved wooden handrail and metal spindles, leading up to the first floor landing.

The large living room is a wonderfully bright room with large windows to the front, a window to the side, and patio doors opening directly into the rear garden. Decorated in grey and blue tones and finished with a neutral carpet, the room features a marble-effect fire surround with a gas fire. The current owners utilise part of the living room as a dining area, and there is ample space for a dining set with views through the patio doors to the garden. The living room also benefits from attractive features including ceiling roses and built-in display shelving.

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**Type:** End Of Terrace House

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**Availability:** Sold

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**Bedrooms:** 3

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**Bathrooms:** 1

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**Reception Rooms:** 1

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**Parking:** Single Garage

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**Outside Space:** Rear Garden

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**Council Tax Band:** B

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From the living room, a door opens to the rear hall which provides access to the dining kitchen, cloakroom and a glazed wooden door out to the garden. The rear hall has an alcove with coat hooks and shoe shelving.

The dining kitchen is fitted with a selection of gloss base and wall-mounted units with contrasting worktop which extends to a breakfast bar area, and tiled splashback. Integrated appliances include a fridge/freezer, Tecnik dishwasher, and Tecnik gas range cooker with five burners, warming plate, double oven and extractor above. A 1 ½ stainless steel sink with drainer and mixer tap sits beneath one of the three windows overlooking the garden. Space is available for a washing machine and tumble dryer.

The ground floor cloakroom is conveniently situated next to the kitchen and is fitted with white WC and hand basin, wall-mounted mirror and tiled floor.

The modern family bathroom is accessed from the hall and comprises a white suite with concealed WC, bath, shower cubicle with mains shower, and hand basin set within a floating drawer. The bathroom features grey tiling and aqua panelling around the shower cubicle, a chrome towel rail and wall-mounted illuminated mirror. A shelved cupboard provides storage, and a frosted window to the rear allows natural light. Adjacent to the bathroom is an second shower room, an ideal addition for family living. The shower cubicle is fitted with an electric Mira Sport shower and aqua panelling, along with a chrome towel rail.

The ground floor double bedroom is a dual-aspect room with windows overlooking both the front and rear garden. The room retains traditional decorative features including deep double skirting boards, picture rail and coving. Beautifully decorated in warm neutral tones, it is finished with a fitted carpet and curtains and blind to match the wallpaper. Two shelved cupboards provide built-in storage.

The carpeted staircase leads to the first-floor landing, which provides access to all first-floor accommodation. The landing benefits from a bank of built-in storage cupboards.

Both first-floor double bedrooms have dormer windows overlooking the front of the property and feature deep display window sills. Each bedroom has built-in wardrobes and is finished with fitted carpets.

Also on the first floor another cloakroom with a white WC and hand basin. The cloakroom is tiled to dado height, has laminate flooring and a roof window to the rear.

The rear garden can be accessed via the rear hall, the patio doors in the living room, or through the garage at the rear of the property. The garden is completely private and laid mainly to paving stones, with an area of lawn and mature planting. The concrete garage, with metal roof and

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vehicular door, is accessed from Duke Street, and a wooden door from the garage leads into the garden. Outside tap.

### Room Dimensions

Hall	3.80m x 2.40m	Bedroom 2	4.00m x 3.40m
Living Room	7.30m x 5.00m	Bedroom 3	4.00m x 3.50m
Rear Hall	6.25m x 0.80m	Cloakroom	2.75m x 1.25m
Dining Kitchen	6.00m x 3.60m		
Cloakroom	1.35m x 1.30m		
Bathroom	2.80m x 2.44m		
Shower Room	1.15m x 0.80m		
Bedroom 1	4.80m x 3.00m		

### Viewing

Viewing can be arranged with the owners by calling 01542 834824 or Grant Smith Law Practice on 01542 831307.

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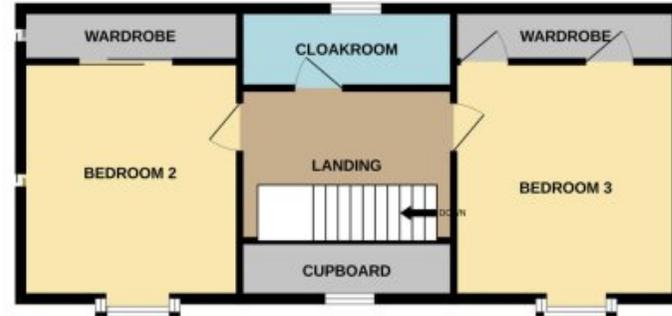




GROUND FLOOR



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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Local to you

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Plain speaking

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Experts who listen

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Full legal service

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## Get in touch

To arrange a viewing or discuss your property, get in touch with us today.

### Call us

Aberdeen: 01224 621620

Turriff: 01888 562245

Banff: 01261 815678

Banff Meeting Rooms: 01261 815678

Buckie: 01542 831307

Elgin: 01343 544466

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