



15 Sutherland Place, Portsoy, AB45 2PU
£105,000 offers over

Property summary

We are delighted to offer for sale this 2 bedroom mid-terraced dwellinghouse located in a popular residential area of Portsoy. The property comprises ground floor- lounge, dining kitchen and downstairs W/C first floor: 2 bedrooms, shower room, on-street and shared off-street parking, front and rear garden with small shed.

This property would be an ideal first-time buy or family home benefitting from large rear garden area and ample storage space throughout. It is located a short distance from local amenities and historic harbour.

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 – B

EPC BAND - C

Full details

Entry – Entry is gained via a step to the front partially glazed exterior door with side panel into the entrance hall which gives access to the lounge, staircase and large understairs cupboard.

Lounge – (3.87m x 3.96m) (12.69ft x 12.99ft) approx.

Type: Terraced House

Availability: For Sale

Bedrooms: 2

Bathrooms: 2

Reception Rooms: 1

Parking: Off Road Parking, On Road Parking

Outside Space: Front Garden, Rear Garden

Council Tax Band: B

Shared Off-Road Parking:

Spacious room with large front window overlooking the front garden and providing natural light. The electric fireplace is the focal point of the room. Access to the dining kitchen.

Dining Kitchen – (4.99m x 2.77m) (16.37ft x 9.09ft) approx.

Accessed via the lounge, the dining kitchen is fitted with ample base units and a large built-in display cabinet, providing ample storage. There is undercounter space for white goods, a sink with drainer and mixer tap, and an electric hob. Two pantry-style cupboards offer further storage, with one housing the boiler. A rear-facing window overlooks the garden. Access to rear porch.

Rear porch provides access to downstairs W/C and rear partially glazed exterior door to rear garden.

Downstairs W/C– (0.86m x 1.35m) (2.82ft x 4.43ft) approx.

Accessed via the rear porch, the downstairs W/C consists of a wash handbasin with mixer tap and W/C.

First Floor – The stairs lead onto the landing where access to both bedrooms, shower room and loft can be gained.

Bedroom 1 – (4.98m x 3.03m) (16.34ft x 9.94ft) approx.

A large front window offers views of Durn Hill. Single and double built-in wardrobes with shelving and railing providing ample storage.

Bedroom 2 – (3.07m x 3.84m) (10.07ft x 12.59ft) approx.

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Availability: For Sale

Bedrooms: 2

Bathrooms: 2

Reception Rooms: 1

Parking: Off Road Parking, On Road Parking

Outside Space: Front Garden, Rear Garden

Council Tax Band: B

Shared Off-Road Parking:

Rear window overlooks the rear garden and provides natural light. Single and double built-in wardrobes with shelving and railing providing ample storage.

Shower Room – (1.99m x 1.68m) (6.53ft x 5.51ft) approx.

The shower room consists of a 3-piece suite of W/C, wash handbasin with two taps and enclosed shower cubicle. A rear facing opaque window provides natural light.

Outside – The property benefits from front and rear gardens. Steps from the rear door takes you to the mainly laid with slab and partly laid with chip stones rear garden. There is a side path that takes you from the front of the property to the rear garden, gas meter can be found here. Outside tap. Small shed to be included in sale. The property benefits from on-street as well as, shared off-street parking.

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Council Tax Band: B

Shared Off-Road Parking:









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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