



30 Chancellor Road, Portessie, Buckie, AB56 1TD
£160,000 under offer

Property summary

30 Chancellor Road, Portessie, Buckie, AB56 1TD

Semi-Detached Three Double Bedroom Home with Sea Views, Garden and Garage

Double-Glazing, Gas Central Heating

Council Tax Band A, EPC Band D

Offers over £160,000

Portessie is a coastal village situated just a mile from the town of Buckie, in the County of Moray, one of the sunniest and driest regions of Scotland. Buckie and the surrounding area offer a wide range of excellent places to stay, eat, and shop. The Moray Coast is renowned for its breathtaking scenery, long sandy beaches, and abundant wildlife, as well as its leisure and recreation opportunities, including golf and angling.

Portessie has its own primary school, with secondary education available in Buckie. Elgin, Aberdeen, and Inverness are all within commuting distance, with train stations at Keith and Elgin providing direct links to both Aberdeen and Inverness. Buckie and Elgin also offer major supermarkets, independent shops, and a good range of sporting and recreational facilities. Both Aberdeen and Inverness provide all the amenities expected of a city, including retail parks, rail links, and airports.

Full details

This semi-detached home is located in a popular residential area, only a short walk from the local general store and primary school. The property offers spacious accommodation over two floors and benefits from double-glazing and gas central heating with a new boiler being installed in November, 2025 which comes with a 7 year guarantee. The accommodation comprises: on the ground floor, living room, dining kitchen, and bathroom; and on the first floor, three double bedrooms one with ensuite. All fitted carpets, floor coverings, window blinds and light fittings are included in the sale price.

The property is well presented, and is in walk-in condition, sea views can be appreciated from the living room and bedroom 1 which are at the front of the home. Access is via a glazed uPVC door leading into the hall, which provides access to the living room, bathroom, and staircase to the first floor. The hall has laminate flooring, an under stair cupboard and coat hooks.

Type: Semi-Detached House

Availability: Under Offer

Bedrooms: 3

Bathrooms: 2

Reception Rooms: 1

Parking: Off Road Parking, Single Garage

Outside Space: Front Garden, Rear Garden

Council Tax Band: A

The living room is a bright and welcoming room with a large window to the front. Decorated in neutral tones with hardwood oak flooring, the focal point of the room is the wood-burning stove which sits alongside an alcove with a cupboard housing the electric meter.

From the living is the dining kitchen which is fitted with a selection of base and wall-mounted units, contrasting worktop, and tiled splashback. Integrated appliances include, a fridge/freezer, dishwasher, electric oven, microwave and 5 burner gas hob with extractor above. A 1 ½ resin sink with drainer and mixer tap is positioned beneath the window overlooking the rear garden. There is plumbing for a washing machine and space for a dining set. A glazed uPVC door opens into the rear garden.

The fully tiled bathroom has a frosted window to the rear and is fitted with a white suite comprising a WC, hand basin, bath and separate shower cubicle with mains shower. The bathroom also has a chrome towel rail.

A carpeted staircase leads to the first-floor landing, which accesses the three double bedrooms. A window on the staircase provides natural light to the landing. The partially floored loft is accessed via the landing. Bedroom 1 has the benefit of an ensuite as well as two built-in wardrobes with sliding doors one of which is mirrored, both with hanging rails and shelving. The ensuite shower room comprises white WC, handbasin with vanity cupboard below and a shower cubicle with mains shower and chrome towel rail. Bedrooms 2 and 3 both overlook the rear garden, bedroom 3 has a built-in cupboard with hanging rail and all three bedrooms have fitted carpets.

Outside

The front garden is laid with stone chips and paving slabs for ease of maintenance. The rear garden has an area of decking, lawn and a stone chipped drive which is accessed from a lane that runs alongside the primary school park, accessed via School Road.

The timber garage, has a metal sheet roof and both walls and roof have been insulated, the garage has been fitted with mains fuse box, RCD protection, a roller door and lights. The wooden shed also has power and light, the roof insulated and could be easily used as a summerhouse from which to enjoy the garden.

Living Room	4.10 x 3.98m
Dining Kitchen	3.00 x 3.98m
Bathroom	2.90 x 1.75m

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Bedroom 1	3.00 x 3.98m
Ensuite	1.55 x 1.58m
Bedroom 2	3.08 x 3.08m
Bedroom 3	4.12 x 2.83m

Important Information

These particulars do not constitute any part of an offer or contract. All statements contained therein while believed to be correct are not guaranteed. Intending purchasers must satisfy themselves by inspection or otherwise, as to the accuracy of each of the statements contained within these particulars. No warranty is provided for any appliances included in the sale.

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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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