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LAW PRACTICE

33 Queens Crescent, Portsoy, AB45 2PX
£125,000 under offer

Property summary

We are delighted to offer for sale this 2 bedroom semi-detached dwellinghouse located in a popular residential area of Portsoy. The property comprises ground floor- lounge, kitchen and sun room first floor: 2 bedrooms, bathroom, off-street parking, front, side and rear garden with small shed.

Property re-wired in 2024 with new fuse box, new plug sockets with USB fittings and light fittings.

This property would be an ideal first-time buy or family home benefitting from driveway and large garden area with 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 – A

EPC BAND - E

Full details

Entry – Entry is gained via a step to the front partially glazed exterior door into the large entrance hall which gives access to the lounge, kitchen, sun room and stairs leading to the first floor. The entrance hall and kitchen benefits from new vinyl flooring.

Type: Semi-Detached House

Availability: Under Offer

Bedrooms: 2

Bathrooms: 1

Reception Rooms: 2

Parking: Driveway, Off Road Parking

Outside Space: Front Garden, Rear Garden

Council Tax Band: A

Off-Street Parking:

Sunroom:

2 Bedrooms:

Sunroom – (4.67 x 2.26m) (15.32ft x 7.41ft) approx.

To the left of the front door there is the stairs that lead to the first floor, however a section of landing with steps on both sides is how to access the sunroom. Rear, side and front facing windows surround the sunroom and provides lots of natural light.

Lounge – (3.19m x 6.33m) (10.46ft x 20.77ft) approx.

Rear facing window over looks rear garden whilst front facing window over looks the off-street parking/driveway both providing natural light. There are 2 partially glazed doors to enter the lounge, one from the entrance hall and one from the kitchen. The gas fireplace with wooden frame and marble surround is the focal point of the room.

Kitchen – (3.16m x 3.62m) (10.37ft x 11.87ft) approx.

Accessed via the lounge or entrance hall, the kitchen has ample base and wall units with undercounter space for white goods and a sink with drainer and mixer tap. Rear facing window overlooks rear garden. Access to the rear garden can be gained via the partially glazed opaque exterior door. Large storage cupboard houses electrics.

First Floor – The stairs lead onto the landing where access to both bedrooms and bathroom can be gained. A side facing window provides natural light and overlooks the side path and garden.

Bedroom 2 – (3.19m x 2.87m) (10.46ft x 9.41ft) approx.

A rear facing window overlooks the rear garden. Built in triple wardrobe with one door being mirrored, provides ample storage.

Bathroom – (1.97m x 1.68m) (4.46ft x 5.12ft) approx.

Type: Semi-Detached House

Availability: Under Offer

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Bathrooms: 1

Reception Rooms: 2

Parking: Driveway, Off Road Parking

Outside Space: Front Garden, Rear Garden

Council Tax Band: A

Off-Street Parking:

Sunroom:

2 Bedrooms:

The bathroom consists of a 3-piece suite of W/C, wash hand basin with two taps and bath with overhead shower. A rear facing opaque window provides natural light.

Bedroom 1 – (4.35m x 2.58m) (14.27ft x 8.46ft) approx.

A front facing window overlooks the front garden and driveway/off-street parking. A large built-in wardrobe with shelving, rails and alcove with 3 drawers, provides additional storage. A built in cupboard houses the hot water tank and a smaller built in wardrobe provides additional storage.

Outside – The property benefits from front, side and rear gardens. Steps from the rear door takes you to the mainly laid with slab and partly laid to lawn rear garden with flower beds and bushes towards the back of the garden. There is slabbed steps with a handrail taking you to the small garden shed and back of the garden. From the rear garden there is a slabbed pathway taking you to the front, stone chipped driveway and side and front gardens. There is fencing along the boundary walls and an outdoor hose also.

Type: Semi-Detached House

Availability: Under Offer

Bedrooms: 2

Bathrooms: 1

Reception Rooms: 2

Parking: Driveway, Off Road Parking

Outside Space: Front Garden, Rear Garden

Council Tax Band: A

Off-Street Parking:

Sunroom:

2 Bedrooms:











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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