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LAW PRACTICE

39 Soyburn Gardens, Portsoy, AB45 2QG
£290,000 offers over

Property summary

We are delighted to offer for sale this 5 bedroom detached dwellinghouse located in a cul-de-sac in Portsoy. The property comprises ground floor - lounge, study/bedroom, dining kitchen, W/C and utility first floor: main bedroom with ensuite shower room, 3 further bedrooms and bathroom, driveway, integral garage, front, side and rear gardens with garden shed.

This property would be an ideal family home benefiting from spacious rooms, ample storage and plenty garden area. 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 – E

EPC BAND - C

Type: Detached House

Availability: For Sale

Bedrooms: 5

Bathrooms: 3

Reception Rooms: 1

Parking: Driveway, Off Road Parking, Single Garage

Outside Space: Front Garden, Rear Garden

Council Tax Band: E

Full details

Entry – Entry is gained via the front partially glazed exterior door with small window panel to side, leading into the entry through a partially glazed interior door into the hallway, which gives access to the lounge, dining kitchen study/bedroom, W/C, large understairs cupboard and stairs leading to the first floor.

W/C – (1.79m x 0.95m) (5.87ft x 3.12ft) approx.

As you enter the hallway there is a small W/C comprising toilet and wash hand basin with mixer tap and under sink storage.

Study/Bedroom 2 – (3.59m x 2.89m) (11.77ft x 9.48ft) approx.

A front facing window overlooks the front garden and driveway. This room would be ideal for a downstairs bedroom or a home office/study.

Lounge – (5.36m x 4.09m) (17.59ft x 13.42ft) approx.

This neutrally decorated room is spacious and bright with a large front window that overlooks the front garden, driveway and boasts views of Durn Hill.

Dining Kitchen – (7.78m x 2.96m) (25.52ft x 9.71ft) approx.

The modern dining kitchen has ample base and wall units, sink and a half with drainer and mixer tap, integrated ovens, large electric hob with 5 hobs and overhead extractor fan. There is a large dining area perfect for open plan dining. Large rear facing windows overlooks the rear garden and provides natural light. Access to the rear garden can be gained via the sliding patio doors.

Utility Room – (2.32m x 1.78m) (7.61ft x 5.84ft) approx.

Accessed via the kitchen, the utility room has a built-in counter with space under for white goods. Rear exterior door leads to rear garden. Access to integral garage also.

First Floor – The stairs lead on to the landing where access to further 4 bedrooms, bathroom and storage cupboard can be gained. Loft hatch with Ramsay ladder to partially floored loft with

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power and light.

Bathroom – (2.36m x 2.99m) (7.74ft x 9.81ft) approx.

The bathroom consists of a 4-piece suite of W/C, wash hand basin with mixer tap and under sink storage, shelf and light up mirror above, corner shower unit and large corner bath with mixer tap. A rear facing opaque window and skylight both provide natural light.

Bedroom 3 – (2.89m x 2.94m) (9.48ft x 9.64ft) approx.

A rear facing window overlooks the rear garden. Built in double wardrobe with sliding doors and railing provides additional storage.

Bedroom 4 – (2.91m x 2.97m) (9.55ft x 9.74ft) approx.

A front facing window overlooks the front garden and driveway. Built in double wardrobe with sliding doors and railing provides additional storage.

Bedroom 5 – (2.36m x 2.98m) (7.74ft x 9.78ft) approx.

A front facing window overlooks the front garden and driveway and provides natural light.

Bedroom 1 – (4.95m x 4.27m) (16.24ft x 14.01ft) approx.

2 built in double wardrobe with sliding doors, shelves and railing provides ample storage. Large front facing window overlooks the driveway and front garden, providing natural light. Access to ensuite.

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Ensuite – (1.70m x 1.60m) (5.58ft x 5.25ft) approx.

Bedroom 1 benefits from an ensuite comprising W/C, wash hand basin with mixer tap and under sink storage and corner shower unit. Skylight provides natural light.

Garage – (2.89m x 6.71m) (9.48ft x 22.01ft) approx.

Accessed via the utility or garage door from the driveway, the integral garage benefits from ample counter space, wall units and shelving. Rear window overlooking rear garden provides natural light. The garage houses the boiler, hot water tank and electrics.

Outside – The property benefits from front, side and rear gardens. The garden areas are mainly surfaced in chip stones and decking with parts laid to lawn and slabbed. From the driveway there are 2 gates on either side of the property providing access to the side and rear gardens. The side gardens have slabbed pathways taking you to the rear garden. On one side there are mature pear, plum and cherry trees and on the other, the garden shed and a rotary drier. The rear garden can also be accessed via the dining kitchen patio doors. As you come out the patio doors, there is an outside hose and a large decking area which takes you up a ramp, through a gate to a fenced off decking area at the top of the garden, perfect for alfresco dining.

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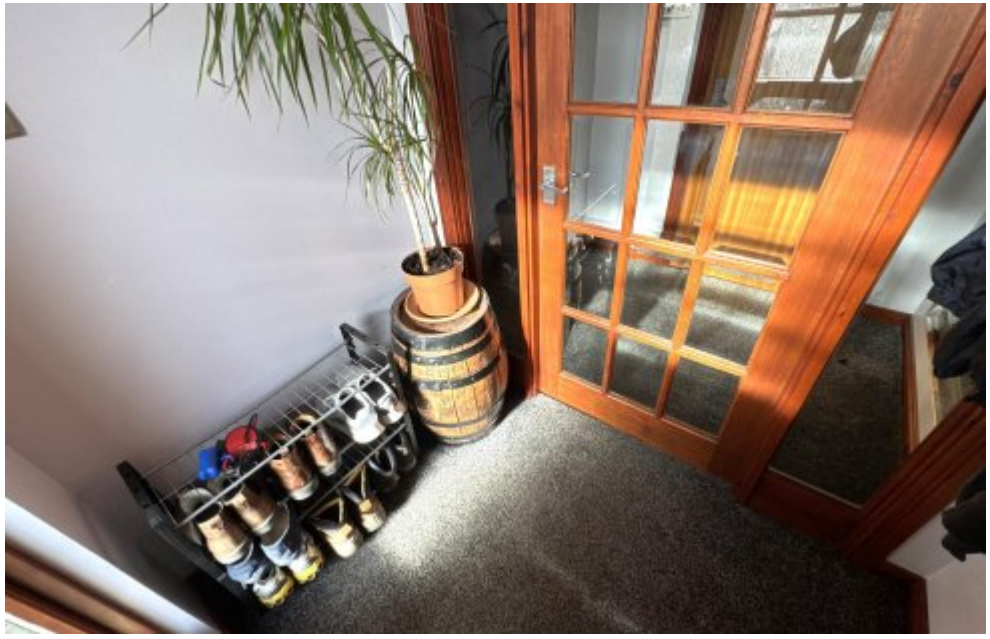
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Outside Space: Front Garden, Rear Garden

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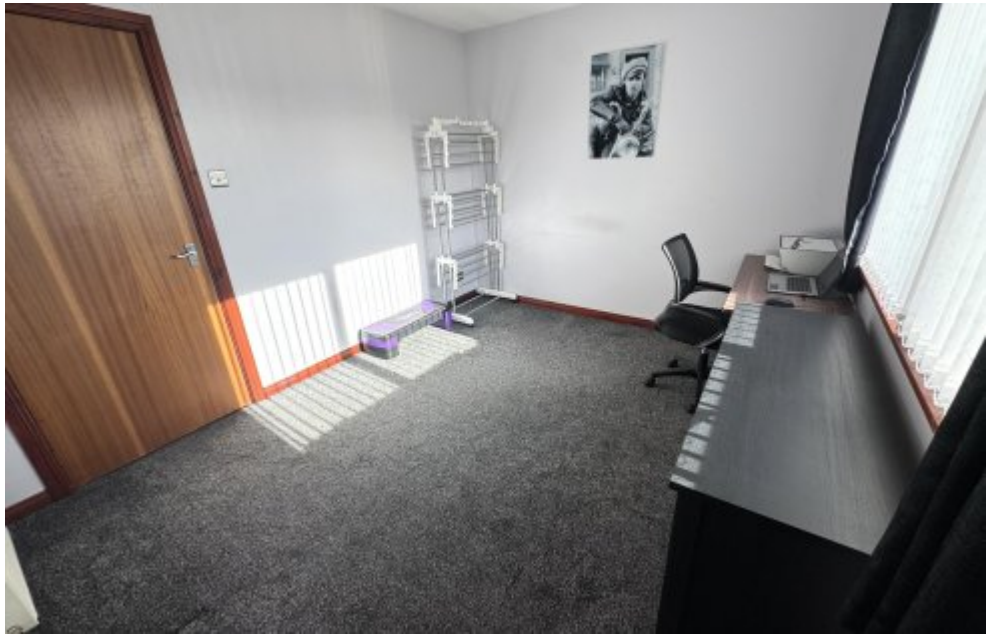




















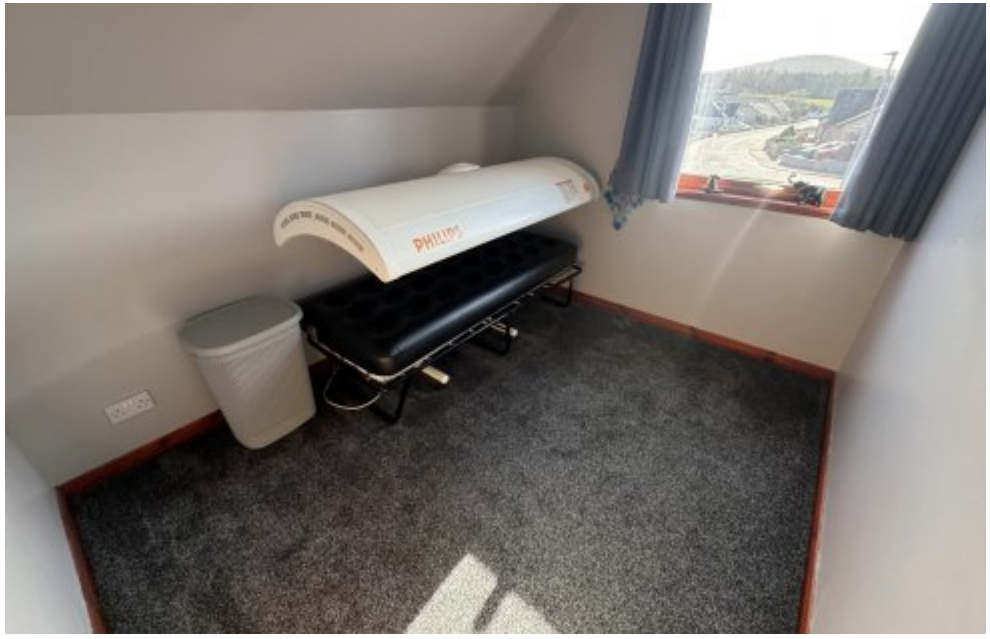











PHILIPS













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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