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LAW PRACTICE

40 Crown Street Portgordon AB56 5RD
£130,000 offers over

Property summary

40 Crown Street, Portgordon, AB56 5RD

Semi-Detached Three-Bedroom Home with Large Drive, Double Garage, Front & Rear Gardens, Double-Glazing, Gas Central Heating

Council Tax Band A, EPC Band C

Offers over £130,000

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 a 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.

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.

Full details

40 Crown Street is a semi-detached home which sits on a large plot, has parking for several vehicles with the addition of a large double garage with power and light. The accommodation comprises: living room, kitchen, utility room, bathroom, and three bedrooms. All fitted carpets, floor coverings, window blinds, and light fittings are included in the sale price.

Access is via a glazed uPVC door into the hall, which provides access to the living room, kitchen and the carpeted staircase to the first floor. The hall has laminate flooring with glazed doors into both the living room and kitchen.

Type: Semi-Detached House

Availability: For Sale

Bedrooms: 3

Bathrooms: 1

Reception Rooms: 1

Parking: Double Garage, Off Road Parking

Outside Space: Front Garden, Rear Garden

The living room is a bright room with windows overlooking both the front and rear garden. An electric fire sits within the stone fire surround which has a wooden mantle. The living room has laminate flooring and a cupboard houses the electric meter.

The kitchen is fitted with a range of base and wall units, complemented by a contrasting worktop.

The slot-in gas cooker and washing machine are included in the sale. A 1 ½ sink with drainer and mixer tap sits below the window overlooking the large rear garden. An open under stair cupboard offers storage. The room is tiled, finished with laminate flooring, and a door leads to the utility. The utility also has base and wall mounted units offering additional storage with a wood effect worktop. Also within the utility is a large cupboard as well as the boiler. A uPVC exterior door opens to the side of the property onto the driveway.

A carpeted staircase with wooden handrails leads to the first floor landing which access all three bedrooms and the bathroom. Bedroom 1 is a double with front-facing window and a fitted carpet. Bedrooms 2 is also a good sized double, front facing with vinyl flooring. Bedroom 3 is rear-facing and has a fitted carpet.

The bathroom is fitted with a white suite comprising WC, wash hand basin and bath with mains shower over. Aqua panelling is fitted around the bath and shower with tiling around the rest of the room. The bathroom is completed with a chrome towel radiator, vinyl flooring and has a frosted window to the rear.

Outside

The home sits on a large plot with the front garden and driveway providing off-street parking for several vehicles. The large rear garden includes a patio, an area of lawn, an outside tap, and the large double garage. The garage has both power and light.

Living Room	5.40 x 3.50m
Kitchen	3.85 x 2.40m
Utility	2.85 x 1.55m
Bedroom 1	3.60 x 3.85m
Bedroom 2	3.60 x 3.55m
Bedroom 3	2.30 x 2.55m
Bathroom	2.42 x 1.80m

Type: Semi-Detached House

Availability: For Sale

Bedrooms: 3

Bathrooms: 1

Reception Rooms: 1

Parking: Double Garage, Off Road Parking

Outside Space: Front Garden, Rear Garden

Important Information

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

Type: Semi-Detached House

Availability: For Sale

Bedrooms: 3

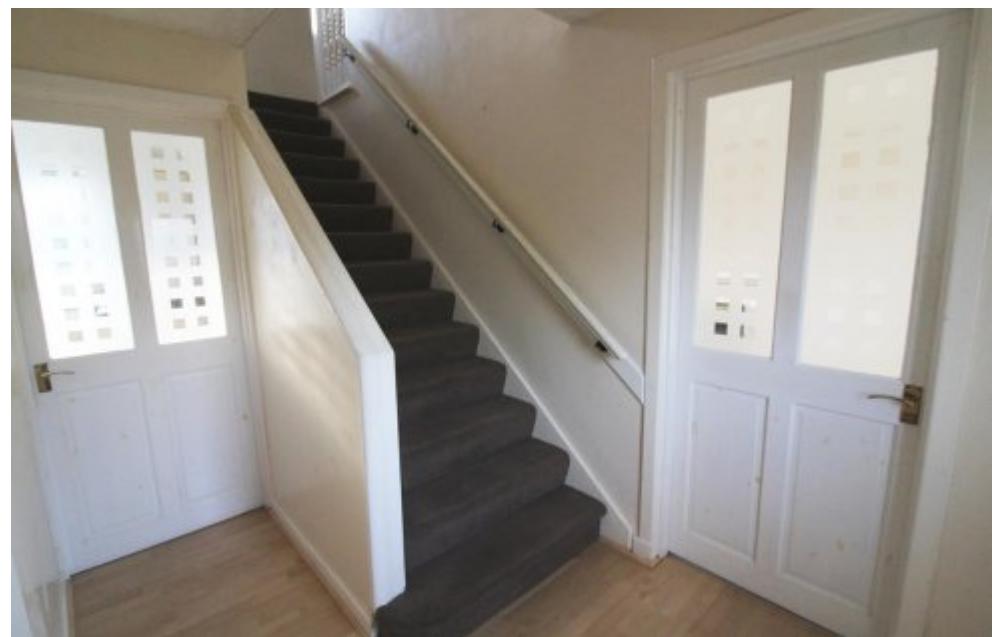
Bathrooms: 1

Reception Rooms: 1

Parking: Double Garage, Off Road
Parking

Outside Space: Front Garden, Rear
Garden











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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