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LAW PRACTICE

42 Crown Street Portgordon AB56 5RD
£140,000 offers over

Property summary

Semi-Detached Three-Bedroom Home with Drive, Garage & Garden

Double-Glazing, Gas Central Heating

Council Tax Band B, EPC Band D

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.

Full details

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 only 2.5 miles away 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.

42 Crown Street is a semi-detached home which is ideally located for the local primary school, approx 200 metres away, and has a south facing view of the countryside from the rear. The property is in walk-in condition, has been freshly painted and has new floor coverings on the ground floor. A new boiler has been installed this year, along with new double glazed windows throughout and new composite exterior doors to the front and rear. The accommodation comprises on the ground floor; hall, living room, kitchen, rear hall, bedroom with ensuite shower room and on the first floor, two double bedrooms and bathroom. All fitted carpets, floor coverings, and light fittings are included in the sale price.

Access is via a glazed composite door into the vestibule and through a glazed door into the hall, which provides access to the living room, kitchen and the carpeted staircase to the first floor. The hall has a large under stair cupboard which houses the Baxi combi boiler.

Type: Semi-Detached House

Availability: Under Offer

Bedrooms: 3

Bathrooms: 2

Reception Rooms: 1

Parking: Driveway, Single Garage

Outside Space: Front Garden, Rear Garden

Council Tax Band: B

The living room is a bright room with windows overlooking both the front and rear gardens. The room is freshly decorated in neutral tones.

The kitchen is fitted with a range of handleless base and wall units, complemented by a contrasting worktop. A 1 ½ stainless steel sink with drainer and mixer tap sits below the window overlooking the rear garden. A glazed door from the kitchen opens to the rear hall which accesses the composite exterior door to the garden and the ground floor bedroom.

The ground floor bedroom has a window overlooking the rear garden and has an ensuite shower room accessed via a sliding door. The bedroom has been freshly decorated and a new carpet laid. The ensuite suite consists of a white wc, handbasin and tiled shower cubicle with electric triton shower.

A carpeted staircase leads to the first floor landing which accesses both double bedrooms and the bathroom. A shelved cupboard offers storage. Bedroom 2 has double front-facing windows and a fitted carpet. Storage is found via a shelved cupboard and wardrobe. Bedrooms 3 is also a good sized double, with a rear facing window with a view over the countryside to the south. This room also has a built-in wardrobe and shelved cupboard.

The family bathroom is fitted with a white suite comprising wc, wash hand basin with vanity unit below, and bath with electric triton shower over. The bathroom is tiled around the shower with aqua panelling around the bath and wc. Frosted window to the rear.

Outside

The garden is designed for easy maintenance with stone chips at the front. The rear garden can be accessed via a metal gate from the front garden as well as a second gate at the side and the drive which has wooden gates. The driveway is paved and the remaining rear garden is laid to slabs. The timber garage and shed have power. There is also an outside tap.

Living Room	5.40 x 3.00m
Kitchen	2.50 x 3.60m
Bedroom 1	3.40 x 3.15m
Ensuite	1.08 x 2.25m
Bedroom 2	2.70 x 4.25m
Bedroom 3	2.62 x 4.00m

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Bathroom	1.67 x 1.77m

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.

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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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