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LAW PRACTICE

44 Cullen Street, Portsoy, AB45 2PH
£235,000 offers around

Property summary

We are delighted to offer for sale this 3 bedroom detached dwellinghouse located in a popular residential area of Portsoy. The property comprises ground floor- lounge, dining kitchen and study, first floor; 3 bedrooms, shower room and large storage room, small store, double garage, large store, spacious drive and garden space with summer house and attached shed.

This spacious property would make the ideal family home, with neutral décor and ample storage throughout. The large outbuildings of the store and double garage with attached storage are all registered under business rates. White goods are to remain.

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: B EPC Band: D

Full details

Entry
Entry is gained via the front exterior door into the vestibule which then leads in to the hall. The hall provides access to the lounge, dining kitchen and built in understairs cupboard.

Lounge (3.91m x 3.95m) (12.82ft x 12.95ft) approx.
A front facing window overlooks the driveway and garden area and a side facing window overlooks Cullen Street. A built in shelved alcove with a cupboard houses electrics.

Dining Kitchen (3.44m x 3.95m) (11.28ft x 12.95ft) approx.
The dining kitchen has ample base and wall units with an integrated oven and grill, electric hob with overhead extractor fan and sink with drainer and mixer tap. There is space under the units for white goods. Front facing windows overlook the garden. Access to the study.

Study (2.28m x 2.45m) (7.48ft x 8.03ft) approx.
This room can be used for different purposes such as a study, utility or for storage.

First Floor
The stairs lead on to the landing where access to all 3 bedrooms, shower room, storage room

Type: Detached House

Availability: For Sale

Bedrooms: 3

Bathrooms: 1

Reception Rooms: 1

Parking: Double Garage, Driveway

Outside Space: Front Garden

Council Tax Band: B

3 Bedrooms:

Double Garage and Spacious Driveway:

Large Outbuilding:

and built in cupboard can be gained. A rear facing ceiling window provides natural light.

Bedroom 1 (2.37m x 3.95m) (7.77ft x 12.95ft) approx.
A front facing window overlooks the garden. Built in wardrobes provide additional storage.

Shower Room (1.74m x 2.65m) (5.70ft x 8.69ft) approx.
The shower room consists of a 3 piece suite of W/C, basin sink with mixer tap and unit and corner enclosed shower. A rear facing ceiling window provides natural light.

Storage Room (1.23m x 3.77m) (4.03ft x 12.36ft) approx.
The large storage room houses the hot water tank and boiler and has a front facing window overlooking the garden.

Bedroom 2 (2.06m x 3.20m) (6.75ft x 10.49ft) approx.
A front facing window overlooks the garden. A built in cupboard provides additional storage.

Bedroom 3 (1.76m x 3.90m) (5.77ft x 12.79ft) approx.
A side facing window overlooks Cullen Street.

Outside
The property benefits from a large driveway with space for multiple cars, alongside the double garage. Attached to the garage is a large store providing additional storage. The large outbuilding benefits from space for storage and a small kitchen area, it is currently under business rates and so could be used as a premises for a small business.
There are 2 areas that are laid to lawn with surrounding plant beds with well established plants and shrubbery. In the middle of these areas is a paved patio area with a summer house and small attached shed.

Store (2.22m x 4.97m) (7.28ft x 16.30ft) approx.

Garage (5.02m x 7.16m) (16.46ft x 23.49ft) approx.

Outbuilding (5.60m x 8.90m) (18.37ft x 29.19ft) approx.

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3 Bedrooms:

Double Garage and Spacious Driveway:

Large Outbuilding:


























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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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Why choose Grant Smith Law Practice

Grant Smith Law has offices in Aberdeen, Turriff, Elgin, Banff, and Buckie. Whether you are looking for a well-appointed apartment in Aberdeen or a country property in Aberdeenshire, Banffshire, or Moray, we are ideally placed to help.

Looking for your next home in the North East? Whether you want a town house in Aberdeen or a country property in Aberdeenshire, Banffshire, or Moray, we can help. With offices in Aberdeen, Turriff, Elgin, Banff, and Buckie, we know the local market and guide you from first viewing to completion.

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