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LAW PRACTICE

5 Samson Avenue, Portessie, Buckie, AB56 1TR  
£175,000 offers over

## Property summary

This semi-detached home is located in a popular residential area, only a short walk from the local general store and primary school. The property offers spacious accommodation over two floors and benefits from double-glazing and gas central heating. The accommodation, arranged over two floors, comprises: on the ground floor, a lounge, kitchen, and bathroom; and on the first floor, three double bedrooms. All fitted carpets, floor coverings, window blinds and light fittings are included in the sale price.

The property is well presented, with a modern bathroom, and is in walk-in condition. Access is via a glazed composite door leading into the hall, which provides access to the lounge, bathroom, and staircase to the first floor. The lounge is a bright and welcoming room with a bay window to the front. Decorated in neutral tones with fitted carpet, it features a wood-burning stove as the focal point, set between two built-in cupboards and sitting on a slate hearth. A glazed door leads through to the dining kitchen.

## Full details

The kitchen is fitted with a selection of base and wall-mounted units, contrasting worktop, and tiled splashback. Integrated appliances include an electric oven and gas hob with extractor above. A 1 ½ resin sink with drainer and pull-out mixer tap is positioned beneath the window overlooking the rear garden. There is plumbing for a washing machine and space for a dining set. A glazed composite door opens directly to the rear garden.

The modern bathroom room has frosted windows to the side and rear and is fitted with a white suite comprising a WC, hand basin, and bath. A mains rainfall shower with secondary adjustable handset is installed over the bath and finished with aqua panelling. The bathroom also features a chrome towel rail, wall-mounted mirror, and other accessories, along with a shelved cupboard for storage.

A carpeted staircase leads to the first-floor landing, which accesses the three double bedrooms. A window on the staircase provides natural light to the landing. Bedroom 1 has a front-facing window and a built-in cupboard with both hanging rail and shelving. Bedrooms 2 and 3 overlook the rear garden, and all three bedrooms are fitted with carpets.

### (Outside)

The front garden is laid with stone chips and includes a paved drive providing off-street parking for several vehicles. The drive leads to the garage, which is fitted with an up-and-over door, power, and light. The enclosed rear garden features two areas of patios, lawn, and a large log store.

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**Type:** Semi-Detached House

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**Availability:** For Sale

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**Bedrooms:** 3

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**Bathrooms:** 1

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**Reception Rooms:** 1

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**Parking:** Driveway, Off Road Parking, Single Garage

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**Outside Space:** Front Garden, Rear Garden

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**Council Tax Band:** B

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**Room Dimensions**

Lounge 4.15m x 3.80m  
Kitchen 4.15m x 2.50m  
Bathroom 2.20m x 1.80m  
Bedroom 1 5.10m x 2.80m  
Bedroom 2 3.50m x 3.00m  
Bedroom 3 2.95m x 2.30m

**Location**

Portessie is a coastal village situated just a mile from the town of Buckie, in the County of Moray, one of the sunniest and driest regions of Scotland. Buckie and the surrounding area offer a wide range of excellent places to stay, eat, and shop. The Moray Coast is renowned for its breathtaking scenery, long sandy beaches, and abundant wildlife, as well as its leisure and recreation opportunities, including golf and angling. Portessie has its own primary school, with secondary education available in Buckie. Elgin, Aberdeen, and Inverness are all within commuting distance, with train stations at Keith and Elgin providing direct links to both Aberdeen and Inverness. Buckie and Elgin also offer major supermarkets, independent shops, and a good range of sporting and recreational facilities. Both Aberdeen and Inverness provide all the amenities expected of a city, including retail parks, rail links, and airports.

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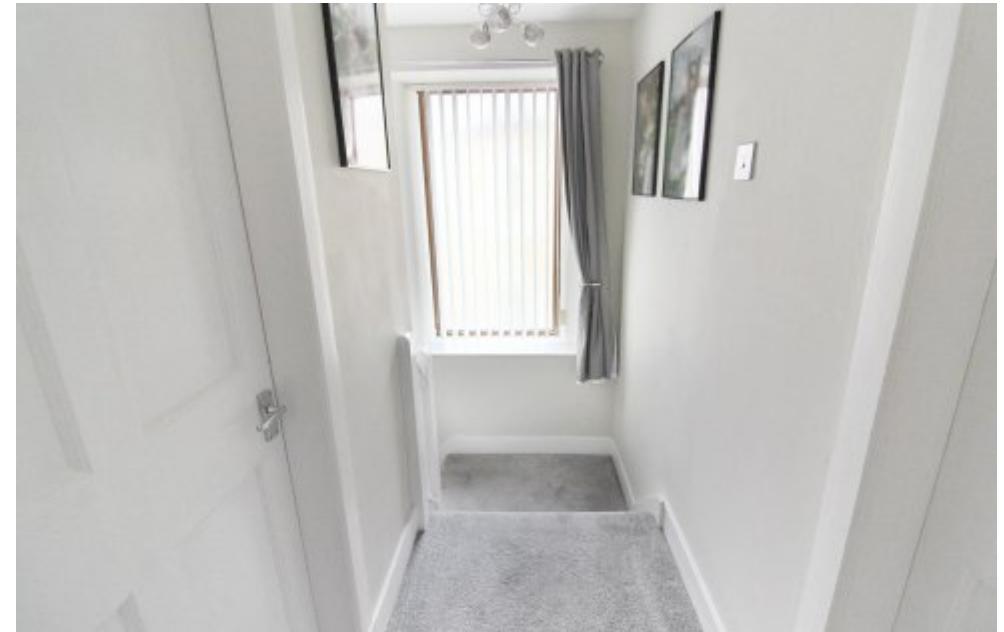
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**Council Tax Band:** B

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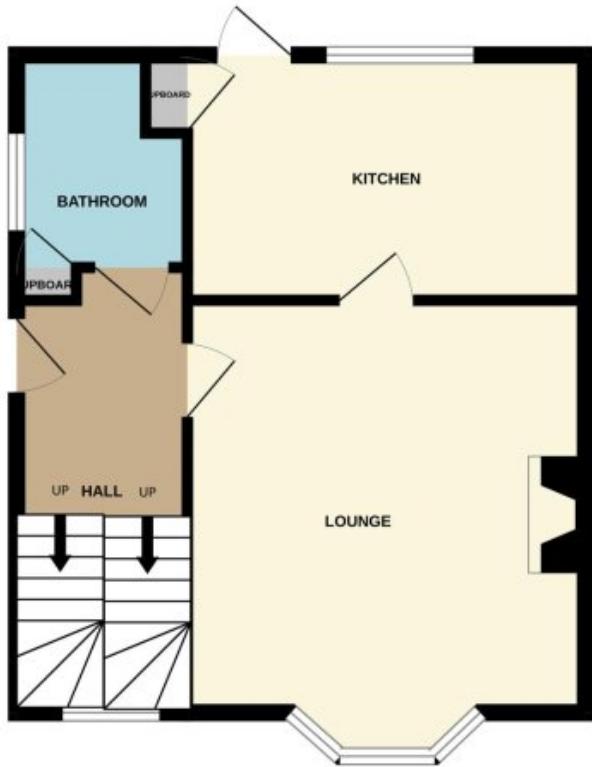




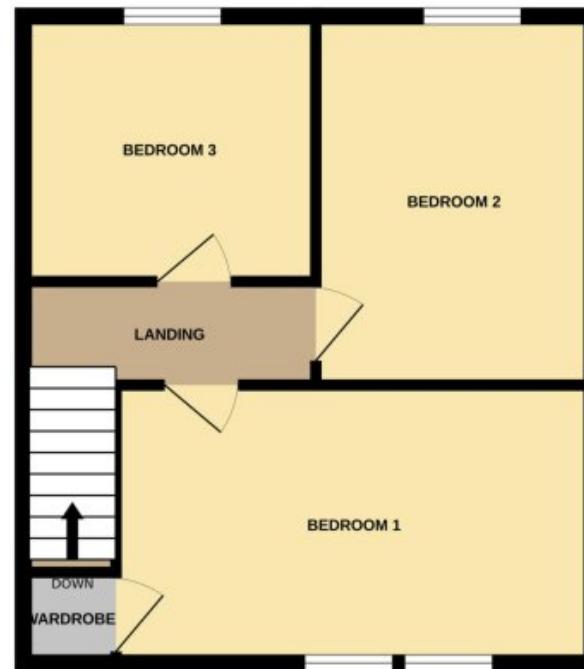




## GROUND FLOOR



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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