



6A Duke Lane, Portgordon, AB56 5RF  
£50,000 under offer

## Property summary

6A Duke Lane is a detached bungalow with double glazing, requiring renovation and modernisation. The cottage does not currently have a central heating system; hot water is provided via a hot water tank with immersion heater, and there is an electric shower. The property has a floored loft, divided into two attic rooms, both of which have power and lighting and, subject to the necessary planning consents, may have the potential for conversion into additional living accommodation. All floor coverings, blinds, curtains and light fittings will be included in the sale.

The accommodation currently comprises a hall, living room, kitchen, shower room and two attic rooms accessed via a Ramsay ladder. The property is entered via a timber glazed door into the hall, which provides access to the living room, kitchen, shower room and loft hatch. The living room is a dual-aspect room featuring a shelved alcove and deep display window sill. The kitchen is also dual aspect and is fitted with base units, worktop and stainless steel sink. The shower room is fitted with a white suite consisting WC, wash hand basin and shower cubicle with Mira Sport electric shower.

The loft space is fully lined and accessed via a Ramsay ladder. It is divided into two rooms, both of which have double-glazed Velux-style windows, are carpeted, and benefit from power and lighting.

The property has a small front garden laid with stone chippings. There is also a concrete shed with a metal roof, which benefits from a sink, power and lighting. The contents of the shed will remain.

## Full details

### Room Dimensions

Living Room - 3.60m x 3.05m

Kitchen - 3.60m x 1.75m

Shower Room - 1.60m x 1.40m

Attic Room 1 - 3.80m x 3.60m

Attic Room 2 - 3.60m x 2.90m

### Location

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 popular seal-watching spot, with seals often seen basking on the shore, drawn to

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**Type:** Cottage

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**Availability:** Sold

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**Bedrooms:** 1

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**Bathrooms:** 1

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**Reception Rooms:** 1

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**Parking:** On Road Parking

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**Outside Space:** Front Garden

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**Council Tax Band:** A

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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.

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