



  
**grantsmith**  
LAW PRACTICE

7 Campbell Street, Portessie, Buckie, AB56 1TJ  
£178,000 under offer

## Property summary

7 Campbell Street is a detached two-bedroom bungalow close to the local primary school and general store. This property has been well maintained and would be an ideal property for those looking to downside, with all accommodation on the ground floor. Subject to the appropriate permissions, there is also potential to extend into the large floored loft.

The property is accessed via a glazed uPVC door leading into the vestibule, which opens through a further glazed door into the hall. The hall provides access to all accommodation (with the exception of the conservatory, which is reached via the kitchen). There are two built-in storage cupboards as well as a hatch with a Ramsay ladder leading to the floored loft.

## Full details

The lounge is a lovely bright room with a large front-facing window. A gas fire is set on a tiled fireplace, and the room is finished with a tartan carpet. The dining kitchen is fitted with a selection of base and wall-mounted units with contrasting worktop and tiled splashback. Appliances that will remain include an electric cooker, fridge, and dishwasher. A stainless steel sink with drainer and mixer tap is positioned beneath the rear-facing window, which overlooks the conservatory. The kitchen also benefits from two built-in shelved cupboards. From the kitchen, a rear vestibule with an additional storage cupboard leads into the conservatory, which provides a great space to enjoy views of the garden.

Both bedrooms are doubles and have built-in wardrobes with hanging rails and shelving. Bedroom 1 is front-facing and carpeted, while bedroom 2 is rear-facing with a wooden floor. The shower room is fitted with a white suite comprising WC, hand basin, and a shower cubicle with electric shower. A frosted rear window provides natural light, and the room is completed with wall-mounted accessories.

The garden is accessed via a metal gate and a paved path leading to the rear garden. It is laid to both real and artificial lawn, complemented by mature planting. Within the garden is a concrete outbuilding fitted with a uPVC door and window, fitted shelving, and both power and light.

### Room Dimensions

Lounge - 4.80m x 3.50m

Kitchen - 3.60m x 3.00m

Conservatory - 5.05m x 3.15m

Bedroom 1 - 3.50m x 3.20m

Bedroom 2 - 3.10m x 2.90m

Shower Room - 2.00m x 1.80m

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**Type:** Detached Bungalow

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**Availability:** Sold

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**Bedrooms:** 2

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**Bathrooms:** 1

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**Reception Rooms:** 2

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**Parking:** On Road Parking

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**Outside Space:** Rear Garden

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**Council Tax Band:** C

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## 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 opportunities for leisure and recreation, including golf and angling.

Portessie has a primary school, with secondary education available in Buckie. Elgin, Aberdeen, and Inverness are all within easy commuting distance, with train stations at Keith and Elgin providing direct links to 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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# GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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