



7 Low Street, Portsoy, AB45 2QQ  
£125,000 offers over

## Property summary

We are delighted to offer for sale this 3 bedroom semi-detached dwellinghouse located in a popular residential area of Portsoy. The property comprises ground floor- lounge, and dining kitchen, first floor; 3 bedrooms, bathroom, on-street parking, front and large rear garden with small shed and a summer house.

This property would be an ideal first-time buy or buy-to-let investment with neutral décor and ample storage space throughout. It is located a short distance from local amenities and historic harbour.

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: A EPC Band: D

## Full details

### Entry

Entry is gained via a step from the front exterior door into the vestibule which gives access to the lounge, dining kitchen and stairs leading to the first floor. Small front facing window which overlooks the street and front garden.

### Lounge (4.98m x 3.69m) (16.34ft x 12.11ft) approx.

A front facing window overlooks the front garden and Low Street. A built-in understairs cupboard with sliding door provides ample storage space. Feature fireplace to be completed by purchaser.

### Dining Kitchen (5.93m x 2.61m) (19.45ft x 8.56ft) approx.

The dining kitchen has ample base and wall units with an integrated oven and grill, electric hob

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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:** On Road Parking

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

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**Council Tax Band:** A

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**Ideal First Time Buy:**

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**Ample Storage Space Throughout:**

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**Located a short distance from Local Amenities and Historic Harbour:**

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with overhead extractor fan and sink and a half with drainer and mixer tap. There is space under the units for white goods and ample room for a dining room table. Rear facing window overlooks the garden. Access to the rear garden can be gained via the patio doors.

### **First Floor**

The stairs lead on to the landing where access to all 3 bedrooms and bathroom can be gained. A side facing window provides natural light.

**Bedroom 2** (2.60m x 3.28m) (8.53ft x 10.76ft) approx.

A rear facing window overlooks the garden. Built in double wardrobe with sliding doors provide additional storage.

**Bathroom** (1.67m x 1.93m) (5.48ft x 6.33ft) approx.

The bathroom consists of a 3-piece suite of W/C, wash hand basin and bath with overhead shower. A rear facing opaque window provides natural light.

**Bedroom 1** (3.78m x 3.34m) (12.41ft x 10.96ft) approx.

A front facing window overlooks the front garden and Low Street. A 3 door built in sliding wardrobe with shelving and rails provides additional storage. A built in cupboard houses the boiler.

**Bedroom 3/Study** (2.69m x 2.81m) (8.83ft x 9.22ft) approx.

A front facing window over looks the front garden and Low Street.

### **Outside**

The property benefits from front and rear gardens. The front gate provides access to the front garden and slabbed pave way which takes you through a large gate, to the rear garden. The front garden is mainly laid in lock brick with a large bush separating the front of the neighbouring property. As you come out of the rear patio doors, steps lead you to the large rear garden. There are steps on either side of the rear garden walls. There is a large fenced off area that would be ideal for kids, laid with bark chippings with a small wooden outdoor playhouse. There is a large summer house with decking and built in wooden benches. To the right of the summer house is a garden shed providing outside storage. Along the boundary fence there is a slabbed pave way taking you to the top of the rear garden.

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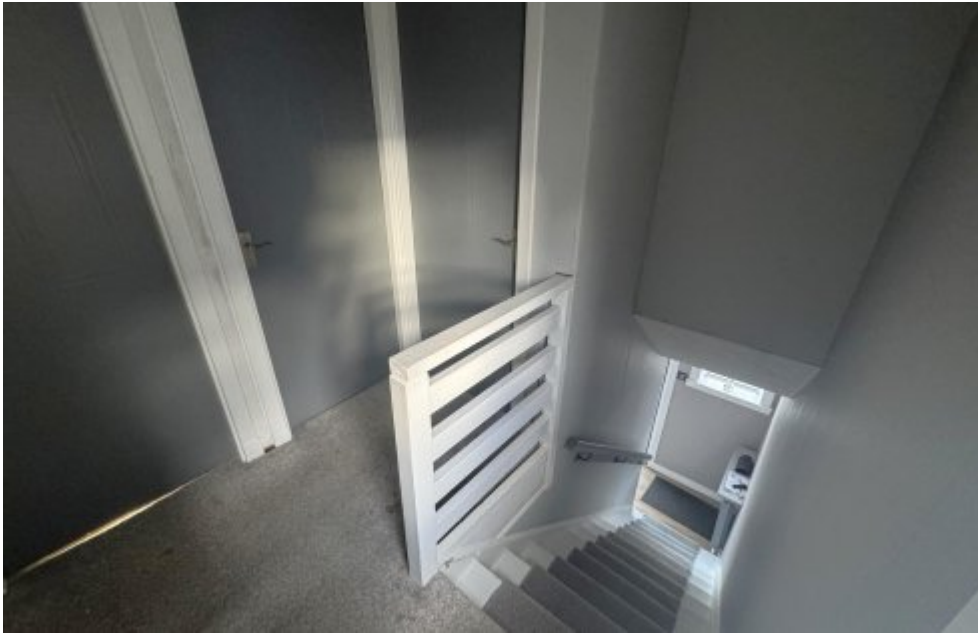
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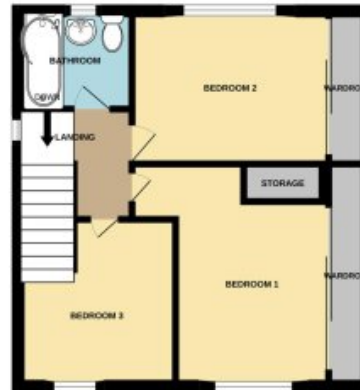




GROUND FLOOR



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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