



  
**grantsmith**  
LAW PRACTICE

88A Church Street, Portsoy, AB45 2QR  
£125,000 offers over

## Property summary

We are delighted to offer for sale this 2 bedroom converted first-floor flat located on the harbour in Portsoy. The property comprises open-plan lounge and kitchen area, 2 bedrooms, shower room, private parking/driveway, side and rear gardens with small shed and store.

The property has recently benefitted from a new gas central heating system with combi boiler, new laminate flooring, carpets, a newly fitted kitchen, new shower room and re-decoration throughout.

This property would be an ideal buy-to-let or holiday home investment with modern décor throughout. It is located a short distance from local amenities and next to the 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 – C

Category 'C' Listed Building

## Full details

Entry – Entry is gained via a step to the partially glazed rear exterior door into the open plan lounge and kitchen area.

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**Type:** Flat Or Apartment, Flat

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**Availability:** For Sale

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**Bedrooms:** 2

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**Bathrooms:** 1

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**Reception Rooms:** 1

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**Parking:** Driveway, Off Road Parking

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**Outside Space:** Rear Garden

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**Council Tax Band:** A

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**Sea & Harbour Views:**

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**Driveway/Private Parking:**

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Open-Plan Lounge & Kitchen – (3.74m x 4.49m) (12.27ft x 14.73ft) approx.

Two side windows both providing natural light. There is a small cupboard housing the electrics. The woodburning stove is the focal point of the room.

The modern and newly fitted kitchen has ample base units with new integrated oven, electric hob, sink and a half with mixer tap and drainer and under counter space for fridge.

Hallway – Accessed via the kitchen, the hallway gives access to 2 bedrooms, shower room, large storage cupboard and loft hatch. Loft is partially floored and houses the boiler.

Bedroom 1 – (2.92m x 3.32m) (9.58ft x 10.89ft) approx.

A front facing window overlooks Church Street. Built in double wardrobe with sliding doors provide additional storage.

Bedroom 2 – (2.89m x 3.08m) (9.48ft x 10.10ft) approx.

A front facing window overlooks Church Street and part of Low Street. Built in double wardrobe with sliding doors, shelf and railing, provides additional storage.

Shower Room – (2.82m x 1.61m) (9.25ft x 5.28ft) approx.

The modern shower room consists of a 3-piece suite of W/C, rectangular sink with 2 retro style taps, a large walk-in shower unit with 2 shower heads and shelving alcove. A side facing window provides natural light.

Outside – The property benefits from side and rear gardens. The front gate from Church Street gives you access to the side courtyard garden area, which then takes you to the second gate into the large rear courtyard area. Steps lead up to the entrance door. There is a small wood store

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with power and light under the entrance steps, next to this is the gas meter. To the side of the courtyard garden there are multiple steps which takes you to the large fenced off garden area. This area is mainly laid to lawn and partially with flower beds. There is a small garden shed and a large compost area. This garden area has amazing sea and harbour views.

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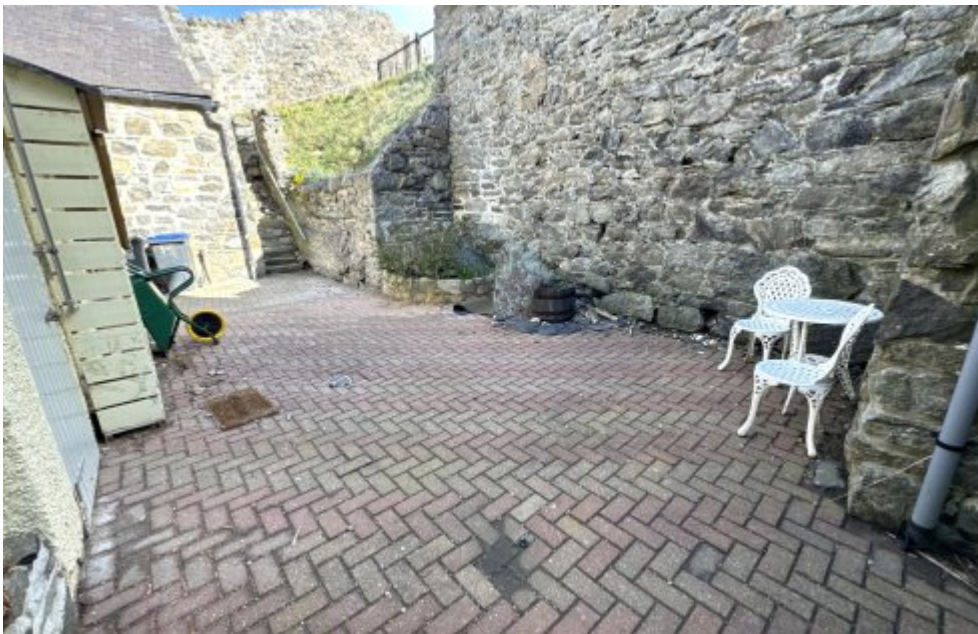
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**Sea & Harbour Views:**

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**Driveway/Private Parking:**

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GROUND FLOOR



While 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 misstatement. 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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Property specialists

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Local to you

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Plain speaking

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Experts who listen

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Full legal service

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## Get in touch

To arrange a viewing or discuss your property, get in touch with us today.

### Call us

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Banff: 01261 815678

Banff Meeting Rooms: 01261 815678

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