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LAW PRACTICE

Otago 12 George Street Portessie Buckie AB56 1TL

£200,000 offers over

Property summary

Detached Three Bedroom Bungalow with Solar Panels

Large Floored Attic Room, Drive, Garage, & Garden

Double Glazing, Gas Central Heating,

Council Tax Band Currently D, EPC Band B

Full details

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.

Otago is a detached bungalow which borders the local primary school playing field and is close to the general store. The property is accessed via a glazed uPVC door leading into the vestibule with a glazed door opening into the hall. The hall accesses the living room, kitchen, 3 bedrooms and shower room. The hall has two built-in cupboards one with a hanging rail and the second shelved.

The living room is a lovely bright room with a front-facing window and a window overlooking the side garden. An electric fire sits on a tiled heath.

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/freezer, and washing machine. A stainless steel sink with drainer is positioned beneath the rear-facing window, which overlooks the conservatory. From the kitchen, a rear hall leads into the conservatory and also provides access to the floored attic. The conservatory at the rear is a large room overlooking the rear garden and the local primary school playing fields.

Type: Detached Bungalow

Availability: Under Offer

Bedrooms: 3

Bathrooms: 1

Reception Rooms: 2

Parking: Driveway, Single Garage

Outside Space: Front Garden, Rear Garden

Council Tax Band: D

Bedroom 1 is front-facing room with a built-in wardrobe with hanging rail and shelving, bedrooms 2 & 3 are both rear facing both with built-in wardrobes. All three bedrooms have fitted carpets. The shower room is fitted with a three piece suite comprising wc, hand basin, and a shower cubicle with electric shower. A frosted side window provides natural light, and the room is completed with wall-mounted accessories.

The floored attic is accessed via a fixed ladder via a door in the rear vestibule. The attic has a window to the side and houses the boiler.

The home sits on a large plot and offers a drive leading to the concrete block garage. The garage has a metal vehicular door and has both power and light. At the rear of the garage is a small workshop which has a wooden door to the rear garden. The garden is laid to mixture of paving, stone chip and areas of bedding.

Living Room	3.60 x 5.10m
Kitchen	3.10 x 3.65m
Conservatory	2.67 x 5.44m
Bedroom 1	3.30 x 3.70m
Bedroom 2	4.34 x 2.68m
Bedroom 3	3.08 x 3.00m
Shower Room	1.86 x 2.60m
Attic	10.50 x 5.65m
Garage (internal)	7.45 x 3.05m

Important Information:

These particulars do not constitute any part of an offer or contract. All statements contained herein, while believed to be correct, are not guaranteed. Intending purchasers must satisfy themselves by inspection or otherwise as to the accuracy of the statements contained in these particulars.

All fitted floor coverings, curtains, blinds, and light fittings are included in the sale. No warranty is given regarding the appliances, which will remain with the property.

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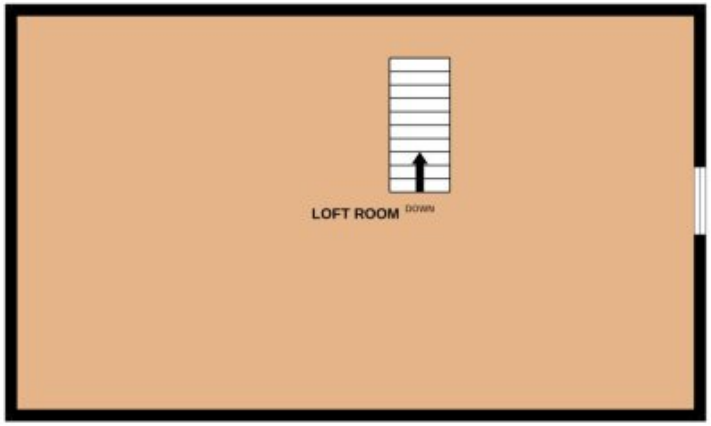




GROUND FLOOR



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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