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MAINS OF DURN COTTAGE *PORTSOY, AB45 2XT*



Traditional Detached Cottage

- Rural location close to coastal town
- Requiring some modernisation. D.G & oil C.H installed.
- Hallway, Lounge, Dining Kitchen
- Bathroom & 3 Bedrooms (with built-in wardrobes).
- Large garden. Outbuilding & sheds.

Offers Over £100,000
Home Report Valuation £100,000

www.stewartwatson.co.uk

MAINS OF DURN COTTAGE, PORTSOY, AB45 2XT

TYPE OF PROPERTY

We offer for sale this traditional style detached cottage, which is situated in a semi-rural location on the outskirts of the picturesque coastal town of Portsoy. This cottage enjoys a countryside setting with views over surrounding farmland. This home, offers bungalow style accommodation on one floor with double-glazing and oil fired central heating being installed but would be enhanced by some further modernisation works being completed. Any fitted floorcoverings, curtains, window blinds and light fittings within the property will remain and are to be included in the sale price.

ACCOMMODATION

Entrance Hallway

Enter through glass panelled exterior door into the entrance hallway, which has doors to the lounge and dining kitchen. Front facing window. Large built-in cupboard with fitted shelving.

Dining Kitchen

4.75 m x 3.55 m

Glass panelled door from the entrance hallway. Spacious dining kitchen with 2 rear facing windows overlooking the garden area. Fitted with a selection of base and wall mounted units with rolltop worksurfaces. Inset sink and drainer unit. Fitted table.



Lounge

4.59 m x 3.33 m

Glass panelled door from the entrance hallway. Front facing window with double cupboard fitted below. Built-in corner cupboard. Door to the inner hallway.



Inner Hallway

Front facing window. This area has doors to the bathroom and all 3 bedrooms.

Bathroom

3.64 m x 1.36 m

Rear facing window. Fitted with a white suite comprising:- toilet, wash-hand basin and bath with shower fitment above.



Bedroom 1

3.63 m x 2.38 m

Rear facing window. Two double built-in cupboards with fitted shelves. Built-in cupboard housing the hot water tank.



Bedroom 3

2.99 m x 2.26 m

Rear facing window. Built-in cupboard with fitted shelving and hangingrail. Double built-in cupboard with fitted shelf.



Bedroom 2

2.98 m x 2.26 m

Front facing window. Built-in cupboard with fitted shelving and hangingrail. Recessed display alcove with fitted shelving.



OUTSIDE

The property occupies a good size site with garden areas to the front, side and rear. The front garden is laid in grass. At the rear of the property a driveway provides off road parking spaces for a number of vehicles. The rear garden is again laid in grass with some mature shrub and tree borders. Oil tank.

Outbuildings

Large stone built store/workshop. Wooden garden sheds.



SERVICES

Mains water and electric. Drainage is to septic tank.

ITEMS INCLUDED

Any fitted floor coverings, curtains and window blinds within the property will remain.

Council Tax

The property is registered as band B

EPC Banding

EPC= E

Viewing

By appointment only which can be arranged by contacting our Buckie Office on 01542 833255

Email buckie.property@stewartwatson.co.uk

Reference Buckie/CF

DIRECTIONS

From Portsoy

Travel along the A98 towards Banff take the turn on the right onto the A9022 marked Huntly, travel along this road for 0.4 miles. The track leading to Mains of Durn Cottage is on the right.



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

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