

**19 & 21, West High Street,
Portgordon, Buckie, AB56 5QS**

**Price Over
£155,000**

ASPC ref : 327759

 4  4  3 252 m² EPC **F** Council Tax Band **TBC**



Arrange a viewing

 **01542 833255**
(Stewart & Watson)

Stewart & Watson

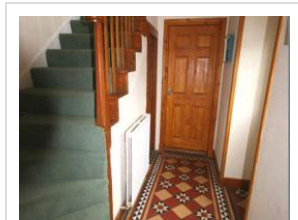
42/44 East Church Street
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AB56 1AB

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Property features:



Traditional style premises in popular coastal village. Close to picturesque harbour giving uninterrupted sea views. Presently 2 self-contained properties. D.G & gas C.H.

No. 19 - 2 Public Rooms, Dining Kitchen, Toilet & 2 Bedrooms (2 en-suite)

No. 21 - 2 Public Rooms, Dining Kitchen, Bathroom & 2 Bedrooms

Internal hallway connecting the 2 properties. Garage.

We offer for sale these traditional style premises, which are situated on the lower part of the coastal village of Portgordon. The property is placed close to the picturesque harbour and Moray Firth coast and offers views from many of the rear facing windows. Portgordon is a popular coastal village with a small shop, nursery and primary school with the larger town of Buckie having further shops, supermarkets

and secondary schooling. This former hotel with public bar and owners accommodation has been adapted over recent years and now provides two spacious, self contained residential properties, each with their own front and rear access doors but with an internal passage connecting the two.

The properties have been upgraded and modernised over the years and now benefit from double-glazing and mains gas central heating being installed. This property may suit a large family seeking spacious accommodation over two floors, those with relatives looking to live "close by" or as an investment suiting those looking for a buy to let opportunity. Any fitted floorcoverings, curtains, window blinds and lightfittings within the property will remain and are included in the sale price.

19 West High Street, Portgordon

Hallway Glass panelled exterior door gives access into the hallway, which has doors leading to the lounge and dining room. Traditional floor tiling. Built-in understair cupboard. The staircase gives access from this area to the first floor accommodation.

Lounge 6.24 m x 4.68 m An L-shaped room with measurements at widest points. Front and rear facing windows. Door to the rear hallway.

Dining Room 4.87 m x 4.66 m Glass panelled exterior door from West High Street. Two front facing windows. Door to the dining kitchen

Dining Kitchen 4.87 m x 4.66 m Large rear facing window giving views over the picturesque harbour. Fitted with a selection of base and wall mounted units in a cream coloured finish with wood effect rolltop worksurfaces. Features of the kitchen include deep pan drawers, wine racks, display areas and a fitted breakfast bar providing an informal dining space. Glass panelled exterior door giving access to the rear of the property.

Staircase A carpeted staircase with wooden banister and spindles gives access from the entrance hallway to the first floor accommodation. The landing has a front facing window and doors leading to the toilet, bedroom 1, bedroom 2 and the attic staircase.

Toilet Front facing window. Fitted with a white suite comprising of toilet and wash-hand basin. Double built-in cupboard with fitted shelving.

Bedroom 1 4.95 m x 3.73 m Double size bedroom with front and rear facing windows. Door to the en-suite. **En-suite** Rear facing window. Fitted with a white suite comprising of toilet, wash-hand basin and shower cubicle.

Bedroom 2 3.82 m x 3.63 m Double size bedroom with rear facing window. **En-suite** Fitted with a white suite comprising of toilet, wash-hand basin and shower cubicle. Wet wall panelling within the shower area.

Staircase A wooden door on the first floor landing gives access to a wooden staircase, which continues, up to the attic space.

Attic Space A floored attic space providing useful storage with 2 rear facing roof skylights and 3 front facing roof skylights. Cold water tank.

Rear Hallway Located on the ground floor this area allows access between both properties. Doors leading to both kitchens and the toilet/cloakroom. Large built-in cupboard with fitted shelving and 2 power points. Two glass panelled exterior doors giving access to the rear of the property.

Toilet/Cloakroom Rear facing window. Fitted with a white toilet and wash-hand basin. Floor tiling.

21 West High Street

Hallway Glass panelled exterior door gives access from West High Street into the hallway, which leads to the lounge area, sittingroom, bathroom and dining kitchen. The staircase gives access from this area to the first floor accommodation.

Lounge Area 5.96 m x 4.93 m An L-shaped space with measurements taken at widest point. Wooden fire surround with cast-iron fireplace. Fitted base unit with a stainless steel sink unit incorporating an electric cooking hob.

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

Sittingroom 5.06 m x 3.95 m Front facing window. Recessed display alcove with double cupboard fitted below. Door to the dining kitchen

Dining Kitchen 4.82 m x 3.43 m Rear facing window. Fitted with a selection of base and wall mounted units with rolltop worksurfaces. Gas cooking range with 6 gas hob rings and a gas double oven. Recessed display area with fitted shelving. Wall tiling. Inset one and a half bowl sink and drainer unit with mixer tap. Built-in cupboard housing the hot water tank. Non-slip flooring. Doors to the hallway, rear hallway and sittingroom.

Staircase An open tread staircase with wooden banister gives access from the lounge area to the first floor accommodation. The first floor landing has front and rear facing velux style roof windows. The landing provides useful storage and ample space for a computer desk/workstation. Built-in cupboard with fitted shelves. Doors leading to bedroom 1 and bedroom 2.

Bedroom 1 4.49 m x 3.28 m Double size bedroom with front facing bay window.

Bedroom2 4.49 m x 3.28 m Double size bedroom with front facing bay window.

OUTSIDE A single garage lies to the rear of the property with up and over door allowing car access

SERVICES Mains water, electric, gas and drainage.

ITEMS INCLUDED All fitted floorcoverings, window blinds and some lightfittings. The integrated kitchen appliances.

Council Tax The property is registered as band D

EPC Banding EPC= F

View this property on aspc.co.uk:

<https://www.aspc.co.uk/search/property/327759/19-&-21--West-High-Street/Buckie/>

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