

19 Seafield Street,
Portsoy, Banff, AB45 2QT

Price Around
£95,000

Under offer

 **3**  **1**  **1**   **108 m²** EPC **E** Council Tax Band **A**



Contact Solicitor

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Features  Garden

Description

Mid-Terraced home in Central location

Lounge & Dining Kitchen. 3 Bedrooms & Bathroom. D.G. & Gas C.H. Rear Garden & Cellar. Central Location.

TYPE OF PROPERTY This mid-terraced home is located in a central location within the coastal town of Portsoy. The property boasts a Lounge, Dining Kitchen, 3 Bedrooms, Bathroom and benefits from double glazing and gas central heating. An added bonus is the rear Garden area and Cellar.

ACCOMMODATION

Entrance Wooden exterior door leads into the Hallway.

Hallway The Hallway gives access to the Lounge, Dining Kitchen, Staircase and rear vestibule with exterior door leading out to the Rear. Built-in cupboard and walk-in under stairs cupboard.

Lounge 3.95 (into window) x 3.67 (12'11" x 12'1") Fireplace with electric coal-effect fire situated on the hearth. Recessed shelved alcove with shelved cupboard below to the right hand side of the fireplace. Window.

Dining Kitchen 3.65 x 3.30 (into window) (12'0" x 10'10") Fitted with base units, matching worktops and sink. Fireplace with hearth. Recessed alcove with space for slot-in cooker to the left hand side of the fireplace, cupboard above. Space for fridge. Room for table and chairs. Window.

Staircase The Staircase with wooden handrail and balustrades leads up to the Landing. Window with the electric meter and fuse box situated below.

Landing The Landing gives access to the 3 Bedrooms and continues through to the Bathroom. Roof window. Hatch to Loft.

Bedroom 1 4.48 (into window) x 3.80 (14'8" x 12'5") Fireplace with hearth. Two built-in cupboards, one shelved. Window.

Bedroom 2 6.14 (into window) x 3.74 (20'2" x 12'3") Tiled fireplace with hearth. Window.

Bedroom 3 3.64 x 3.27 (11'11" x 10'9") Fireplace with hearth. Window.

Bathroom 4.48 x 1.42 (14'8" x 4'8") Fitted with a 3-piece suite comprising WC, wash hand basin and bath with shower attachment from the mixer tap. Low level door giving access to the eaves, this is partially floored. Frosted glazed window.

OUTSIDE To the rear of the property there is an enclosed Garden with paved areas and a small grassed area with established trees, shrubs, plants and bushes. Steps lead down to the Cellar. Wall-mounted gas meter. Refuse bin storage area and shared wooden gate leading out to the rear.

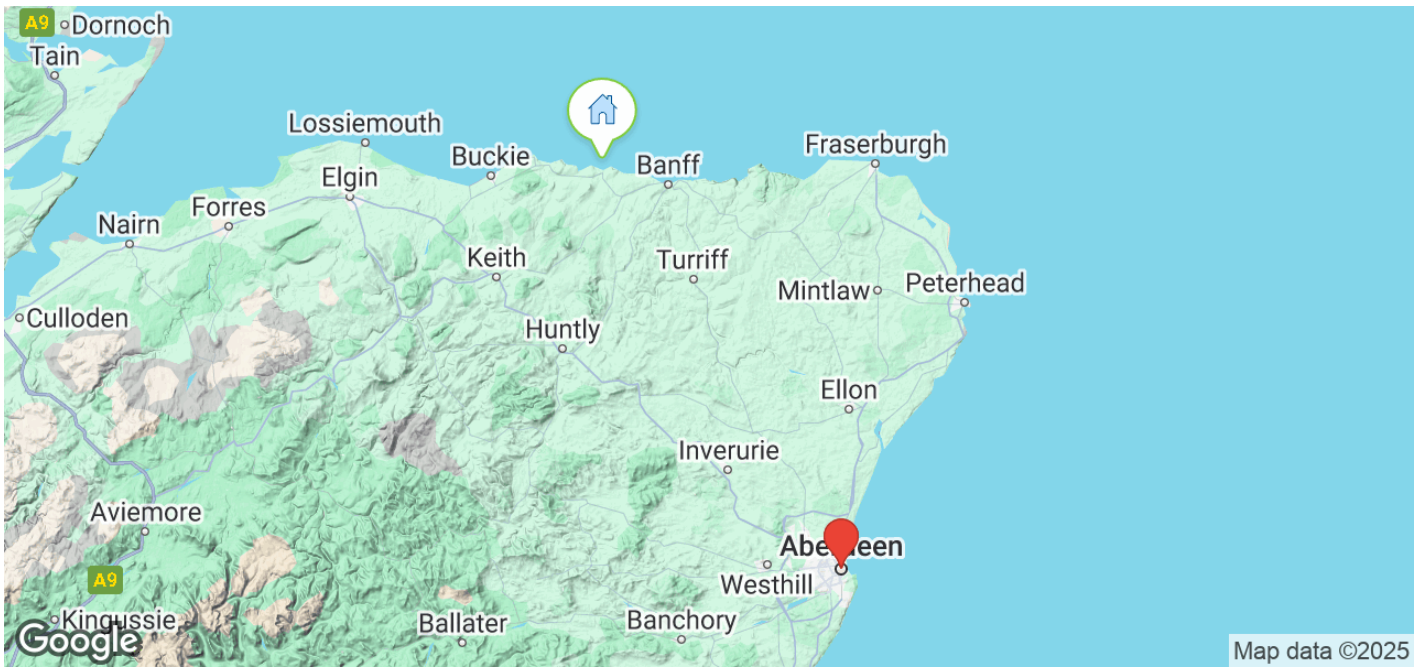
Cellar The Cellar has two areas. Area 1 with power, light and has plumbing for a washing machine measures 3.66 x 2.98 (12'0" x 9'9"). The gas central heating boiler is wall-mounted in this area. Wall unit. Access to Area 2 with light which measures 3.72 x 3.64 (12'2" x 11'11").

SERVICES Mains gas, electricity, water and drainage.

ITEMS INCLUDED Are all fitted floor coverings, curtains and blinds to be included in the sale.

Council Tax Currently Band A

EPC Banding Band E



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