

**2 Hill Street,**  
Portsoy, Banff, AB45 2PL

Price Around  
**£250,000**

**Under offer**

 **4**  **2**  **3**   **205 m<sup>2</sup>** EPC **C** Council Tax Band **F**



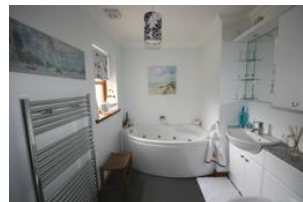
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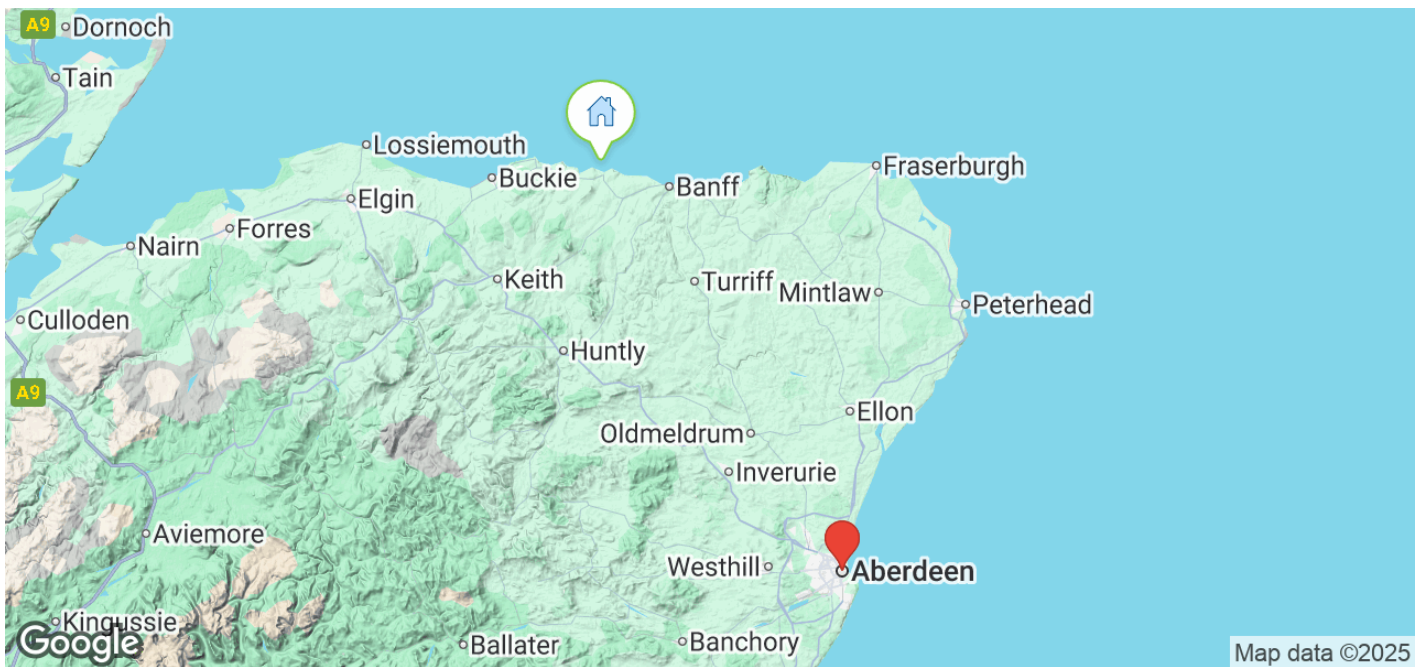


**Features**  Garage  Garden

## Description

This **Detached family home** is situated within close proximity to the Town centre of Portsoy. The property boasts a Dining Kitchen with Family Area, Lounge, Dining Room, 4 Bedrooms (2 with En-Suite Shower Rooms), Utility Room/Office, WC and benefits from double glazing and gas central heating. An added bonus is the detached Garage, Off-Street Parking and Patio Area to the Rear.

The hot water is heated by solar power.



## Accommodation comprises

**Entrance:** UPVC exterior door with decorative glazed panels leads into the Vestibule, which has a door leading to the Hallway.

**Hallway:** Access to the Lounge, Dining Kitchen, Bathroom, Bedroom 2 and the Staircase. Under stairs cupboard houses the electric meter and fuse box.

**Lounge:** 6.97m x 3.99m (22'10" x 13'1") approx. A spacious room with front facing bay window. Wall-mounted flame-effect electric fire. UPVC exterior door with glazed panels leads out to the Front. Double doors leading to the Dining Room.

**Dining Room:** 3.98m x 2.78m (13'1" x 9'1") approx. Room for table and chairs. Rear facing window. Door to the Dining Kitchen.

**Dining Kitchen/Family Area:** 6.45m x 5.51m (21'2" x 18'1") approx. 'L' shaped room fitted with base and wall units, contrasting worktops and stainless steel sink. Integrated fridge and dishwasher. Range cooker with chimney style hood above. Room for table and chairs. Family area with French doors leads out to steps which lead down to the paved Patio Area. Side and rear facing windows. UPVC exterior door with frosted glazed panel leads out to the paved Patio Area. Doors to the Utility Room/Office.

**Utility Room/Office:** 2.81m x 2.75m (9'3" x 9'0") approx. 'L' shaped room which is currently used as a Utility Room/Office. Fitted with a base unit, contrasting worktop and stainless steel sink. Spaces for washing machine, tumble dryer and fridge/freezer. Extractor. Side facing frosted glazed window.

**Bathroom:** 3.55m x 2.11m (11'8" x 6'11") approx. Fitted with a white 4-piece suite comprising WC, semi-recessed wash hand basin with vanity unit below and storage above, corner spa bath and shower tray with mains shower valve enclosed by sliding glazed doors. Chrome ladder towel rail. Extractor. Rear facing frosted glazed window.

**Bedroom 2:** 3.91m x 3.56m (12'10" x 11'8") approx. Walk-in cupboard with hanging rail and shelves. Front facing windows. Door to the En-Suite.

**En-Suite:** 2.48m x 1.62m (8'2" x 5'4") approx. Fitted with a white 3-piece suite comprising WC, semi-recessed wash hand basin with vanity unit below and shower tray with mains shower valve enclosed

by sliding glazed doors. Chrome ladder towel rail. Extractor.

### (First Floor)

The Staircase with wooden balustrade and handrail leads up to the Landing.

**Landing:** Access to the 3 Bedrooms and WC. Walk-in shelved cupboard. Walk-in cupboard with light measuring 2.18m x 1.45m (7'2" x 4'9") approx. Houses the gas central heating boiler and domestic hot water cylinder. Hatch to Loft. Front facing Velux roof window.

**Master Bedroom:** 5.59m x 5.17m (18'4" x 17'0") approx. Walk-in cupboard with hanging rail, shelf and light. Side facing window. Door to the En-Suite.

**En-Suite:** 2.53m x 1.90m (8'4" x 6'3") approx. Fitted with a white 3-piece suite comprising corner WC, semi-recessed wash hand basin with vanity unit below and shower tray with mains shower valve enclosed by sliding glazed door. Chrome ladder towel rail. Recessed shelved area. Side facing frosted glazed window.

**WC:** 1.51m x 1.45m (5'0" x 4'9") approx. Fitted with a white 2-piece suite comprising WC and wash hand basin. Extractor.

**Bedroom 3:** 3.37m x 4.52m (11'1" x 14'10") approx. Built-in wardrobe with hanging rail, shelf and light enclosed by double doors. Front facing window.

**Bedroom 4:** 6.02m x 3.57m (19'9" x 11'9") approx. Walk-in wardrobe with hanging rail, shelf and light enclosed by double doors. Front facing window.

### (Outside)

To the front of the property there is a detached Garage to the right hand side of the stone-chipped driveway, which provides off-street parking for 2 vehicles. Steps lead down to the front of the property where there is a paved area, stone-chipped area and flower bed with established shrubs, plants and bushes. Cold water tap. Gas meter. A paved pathway leads round to the Rear, where there is a paved patio area.

**Garage:** 6.34m x 3.34m (20'10" x 11'0") approx. The Garage with power and light has 2 side facing windows and is accessed via a roller door.

### (Other Information)

Mains gas, electricity, water and drainage. All fitted floor coverings, light fittings, curtains and blinds are to be included in the sale.

#### View this property here

<https://www.aspc.co.uk/search/property/357698/2-Hill-Street/Banff/>

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