

11a Hope Street,  
Portessie  
Buckie,  
AB56 1SP



**Offers Over £90,000**

Located within just a short walk of the Moray Firth and its rugged stunning coastline is this modernised 2 Bedroom 1st Floor Flat. The property provides modern living accommodation and benefits from 2 private entrance doors into the property.

### Features

2 Bedroom 1st Floor Modernised Flat

Double Glazing

Gas Central Heating

2 Private Entrance Doors into the property



**Located within just a short walk of the Moray Firth and it's rugged stunning coastline is this modernised 2 Bedroom 1st Floor Flat. The property provides modern living accommodation and benefits from 2 private entrance doors into the property.**

**Accommodation comprises a Hallway, Lounge, Kitchen, Utility Room, an Inner Hallway with a rear Entrance Vestibule, 2 Double Bedrooms and a Bathroom.**

Entrance into the flat can either be via the private entrance door to the front or can be via the rear, via its 2nd entrance private door.

The front entrance door leads into the Hallway, which serves the Kitchen, Utility Room and Bathroom areas.

**Hallway – 11'4" (3.45) x 4'6" (1.37)**

Recessed ceiling lighting  
Double glazed window to the side  
Double radiator  
Wall mounted gas boiler  
Vinyl

Doors from the hallway lead directly to the Kitchen. Utility Room and Bathroom

**Lounge – 14'5" (4.39) x 14' (4.27)**

Pendant light fitting  
Double glazed window to the front and a double glazed Velux window to the rear  
2 double radiators  
Fitted carpet

A door leads to the Inner Hallway and Bedrooms

**Kitchen – 10' (3.05) plus staircase area x 7'9" (2.35)**

Recessed ceiling lighting  
Double glazed window to both side aspects  
Double radiator  
Fitted base units with a single sink and drainer unit  
Integrated electric hob and oven  
Space to accommodate a fridge/freezer (to remain)  
Vinyl flooring  
A short flight of stairs lead up to the lounge

**Utility Room – 5'10" (1.77) x 4'11" (1.49)**

Recessed ceiling light  
Double glazed window to the front  
Space to accommodate a washing machine (to remain) and tumble dryer  
Vinyl flooring

**Bathroom – 5'7" (1.70) x 6'1" (1.84)**

Recessed ceiling lighting

Single radiator

Bath with shower curtain, mixer tap with shower fitting and part tiled walls to the bath area

Pedestal wash basin and press flush W.C

Vinyl flooring

**Inner Hallway and Rear Entrance Vestibule**

Pendant light fitting

Fitted carpet

Doors lead to Bedrooms 1 & 2

A frosted glazed door leads to the rear entrance vestibule which has a uPVC wood effect door providing a 2nd private access into the property

**Bedroom One – 14'4" (4.37) max x 11' (3.35) max**

Pendant light fitting

Double glazed window to the front and side aspects of the room

Double radiator

Fitted cupboard housing the electric consumer unit

Built-in shelved cupboard

Fitted carpet

**Bedroom Two – 10' (3.05) x 10'2" (3.10)**

Pendant light fitting

Double glazed window to the front

Double radiator

Fitted carpet

**Note 1**

All light fittings, curtains & fitted blinds & floor coverings are to remain.

# Energy Performance Rate

# Council Tax Band

Currently Band A

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		







**Important Notice**

These particulars are for information and intended to give a fair overall description for the guidance of intending purchasers and do not constitute an Offer or part of a Contract. Prospective Purchasers and or/lessees should seek their own professional advice.

All descriptions, dimension, areas and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to correctness of each of them.

All measurements are approximate.

Further particulars may be obtained from the selling agents with whom offers should be lodged.

The Agency holds no responsibility for any expenses incurred travelling to a property which is then Sold or Withdrawn from the Market

**Notes of Interest**

A Note of Interest should be put forward to the Agency at the earliest opportunity.

A Note of Interest however does not obligate the Seller to set a Closing Date on their Property.

**Particulars**

Further particulars may be obtained from the selling agents with whom offers should be lodged.

**Entry**

By mutual agreement

**Offers**

All offers should be submitted in writing in normal Scottish Legal form to the selling agent.

**FREE VALUATION**

We are pleased to offer a free and without obligation, valuation of your own property. Please call for an appointment.