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PORTSOY, MORAY, AB45 2RS

THE LOCATION



Portsoy is located on the Moray Firth Coast of North East Scotland, 50 miles North West of Aberdeen & 65 miles East of Inverness. A short stroll will find you at the historic harbour dating from 1692 and is the oldest on the Moray Firth. The “New” harbour was built in 1825 for the growing herring fishery. Portsoy, notably the harbour, has featured in BBC period dramas “The Cameron’s” and “The Shutter Falls” and most recently, was the principal film location for Gillies MacKinnon’s 2016 film Whisky Galore.

Locally you have some of the most talked about beaches on the Moray coast, Sandend and Cullen to name but a few, where you can find yourself completely alone with acres of sand stretching out in front of you with only the abundance of wildlife that frequent these shores to keep you company, from seals to dolphins and numerous species of birds.

The Rivers Deveron and Spey are a short drive from this property both are renowned for their salmon and trout fishing. There is also a choice of beaches, rugged coastline and harbours to fish with numerous other leisure facilities available in the area, including a multitude of immaculate golf courses The Duff House Royal in Banff and the Royal Tarlair in Macduff.

All the normal facilities one would expect can be found locally. There is a highly regarded primary school in Portsoy, with secondary schooling facilities available in the nearby towns of Buckie and Banff, a variety of local shops can be found within the town, NHS health centre, post office, supermarket, restaurants, cafés, and pubs, all of which add to the appeal of this area, which is frequented by numerous visitors especially during peak seasons and the famous local Portsoy Boat Festival. A comprehensive East Coast bus network also operates through the town of Portsoy. With the East Coast rail network operating from Huntly or Keith.

THE PROPERTY



A fantastic opportunity to purchase a generously appointed two/three bedroom semi detached property situated in an elevate location with stunning views from the front garden in a very popular holiday and residential location and within walking distance to the town centre and harbour. The property is presented to the market with generous room sizes and fresh neutral decor throughout, further benefiting from gas central heating and double glazing. This ideally located property would suit the young family a first-time purchaser or a fantastic buy to let or holiday home. Early viewing is a must, to fully appreciate the location and accommodation on offer.

The property comprises; enter from the rear garden to the modern kitchen with multiple wall and base mounted units and contrasting worktops, the bright spacious lounge has a huge picture window which is fantastic for enjoying the views at anytime of the day and in all weathers, formal dining room/bedroom three complete the ground floor, a carpeted staircase leads to the first-floor landing where you have two very large double bedrooms with the family shower room completing the accommodation. In addition there are ample storage cupboards throughout the property.

A gated stone wall allows access; the rear garden is laid to lawn with a stone path leading to the rear door. A path to the side of the property leads to the front garden where you will be mesmerized with the views across the lower part of Portsoy, and out the bay to the Moray Firth. A patio area is laid to decorative stone paving with a seating area, perfect for entertaining and enjoying the sunsets and views. Wall or fenced on three sides ensures this is a secure environment for those with young children and pets. The lower part of the garden has a recently constructed large wooden shed which will remain on the property.

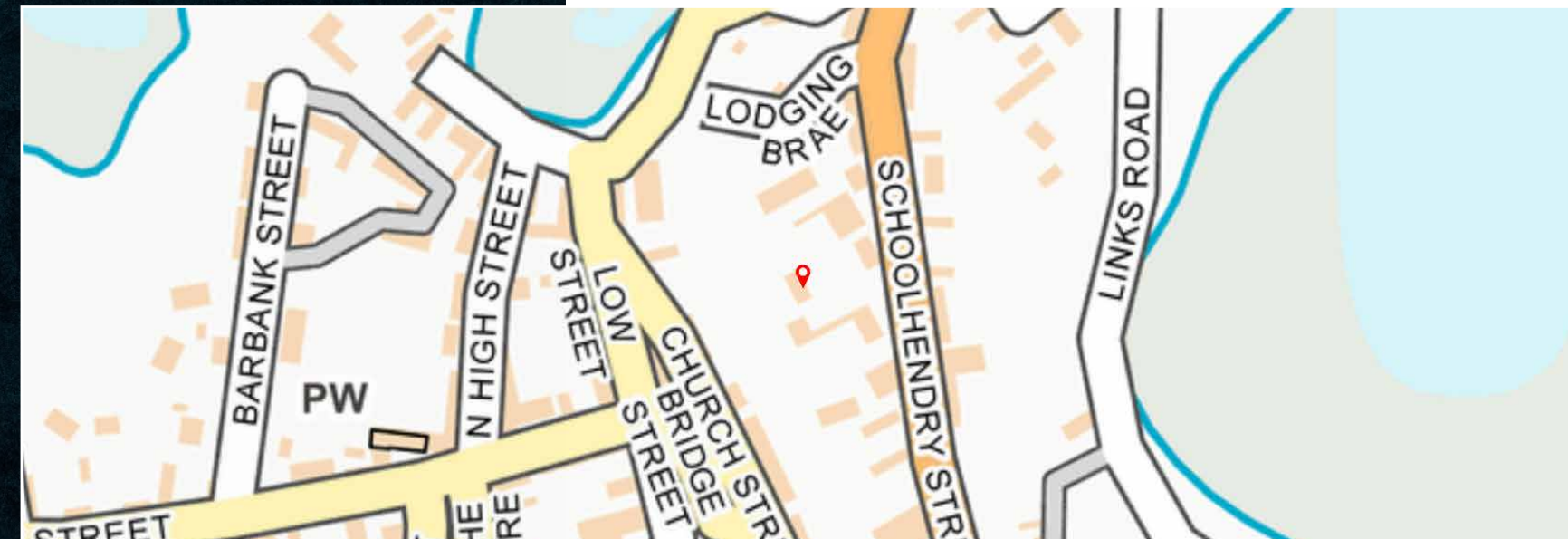
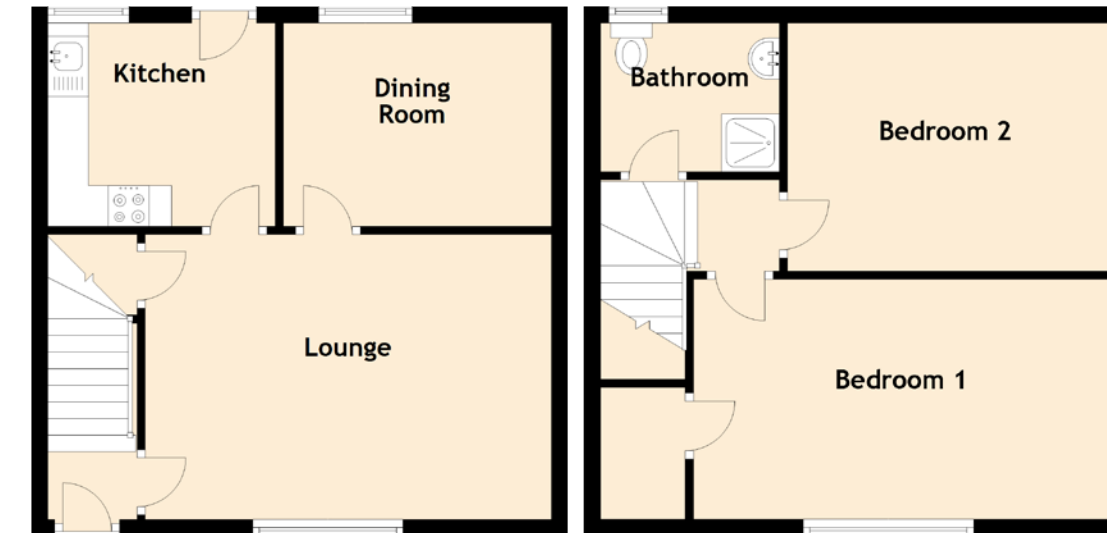


Approximate Dimensions
(Taken from the widest point)

Lounge	5.00m (16'5") x 3.50m (11'6")
Dining Room	3.30m (10'10") x 2.50m (8'2")
Kitchen	2.80m (9'2") x 2.50m (8'2")
Bedroom 1	5.20m (17'1") x 2.90m (9'6")
Bedroom 2	3.90m (12'10") x 3.00m (9'10")
Bathroom	2.10m (6'11") x 1.80m (5'11")

Gross internal floor area (m²): 75m²

EPC Rating: D





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