

88A Church Street

PORTSOY, AB45 2QR



Self-contained Grade C-listed, two-bedroom upper dwelling, with huge potential as a holiday home or Airbnb



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88a Church Street is a Grade C-listed dwelling located in a conservation area. This upper self-contained two-bedroom apartment has undergone a fantastic renovation during the current owner's tenure. This quirky property has spacious living accommodation over a single level with fresh neutral tones throughout. The property further benefits from double-glazed sash-and-case windows and a recently installed combi boiler for gas central heating.

Presented to the market in immaculate walk-in condition, this is an ideal purchase for those looking for a one-of-a-kind property. A fantastic 2nd home, or with the demand for holiday homes and Airbnbs on the increase, it could be a very lucrative purchase. Viewing is highly recommended, and the only way to fully appreciate the location, the property and the garden; you will not be disappointed.

The property comprises: access to the property is from the rear courtyard and the original stone staircase.

THE LOUNGE/KITCHEN



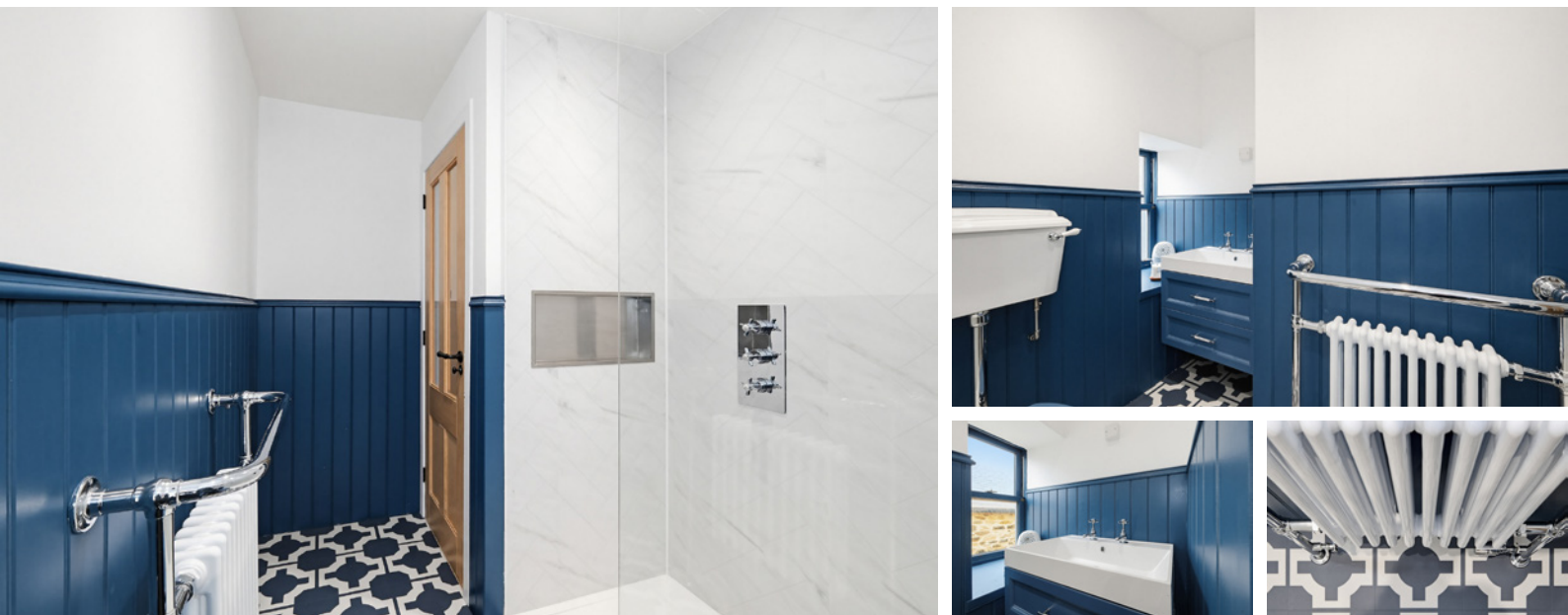
The open-plan lounge and kitchen are bathed in natural light from dual-aspect windows, creating a bright and airy feel. A wood-burning stove serves as the room's centrepiece, while the modern, newly fitted kitchen offers plenty of base units, a brand-new integrated oven, an electric hob, and a sink with a mixer tap.



THE SHOWER ROOM



The hallway, accessed through the kitchen, leads to two bedrooms, a shower room, a spacious storage cupboard, and a loft hatch. The loft is partially floored and contains the boiler. Bedroom 1 features a front-facing window overlooking Church Street and a built-in double wardrobe with sliding doors for extra storage. Bedroom 2 also has a front-facing window with views of Church Street and part of Low Street, along with a built-in double wardrobe that includes sliding doors, a shelf, and a railing. The modern shower room includes a three-piece suite with a W/C, a sink with two retro-style taps, and a large walk-in shower with dual shower heads and a shelving alcove. A side-facing window lets in natural light.



BEDROOM 1



BEDROOM 2



The property benefits from gated off-street parking for a single vehicle at the side of the property. Access through a second gate takes you to the rear courtyard. Both the drive and rear courtyard are laid to decorative loc bloc with sporadic planting of shrubs and seasonal flowers. Original stone steps lead up to the entrance door, and there is a handy, secure storage area under the steps.

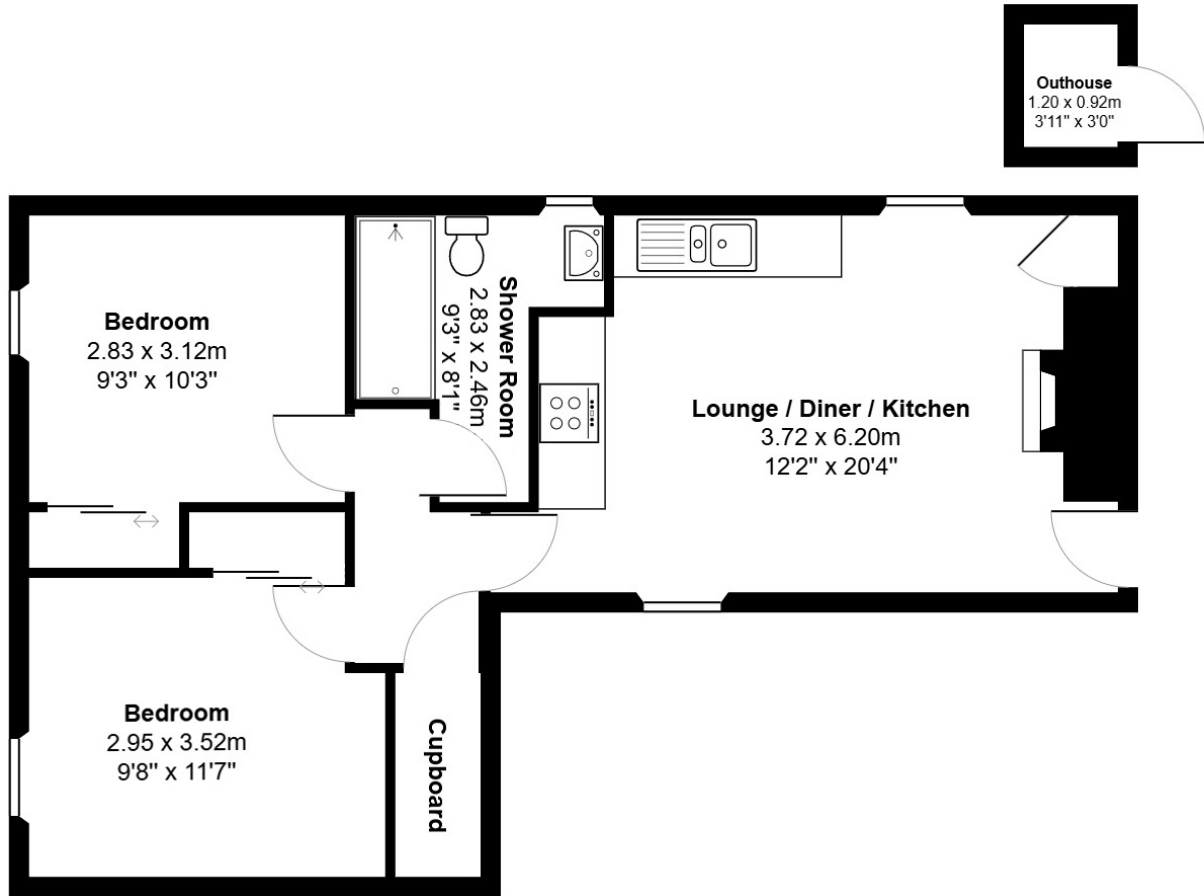
To the side of the courtyard, multiple steps take you to the elevated, large garden area, bordered by a large wall or fence. This garden is laid mostly to lawn with some mature shrubs and seasonal flowers. There is a small garden shed, a perfect storage area for garden furniture. This garden has amazing sea and harbour views and is a perfect venue for some al-fresco dining, entertaining and enjoying the sun.

EXTERNALS



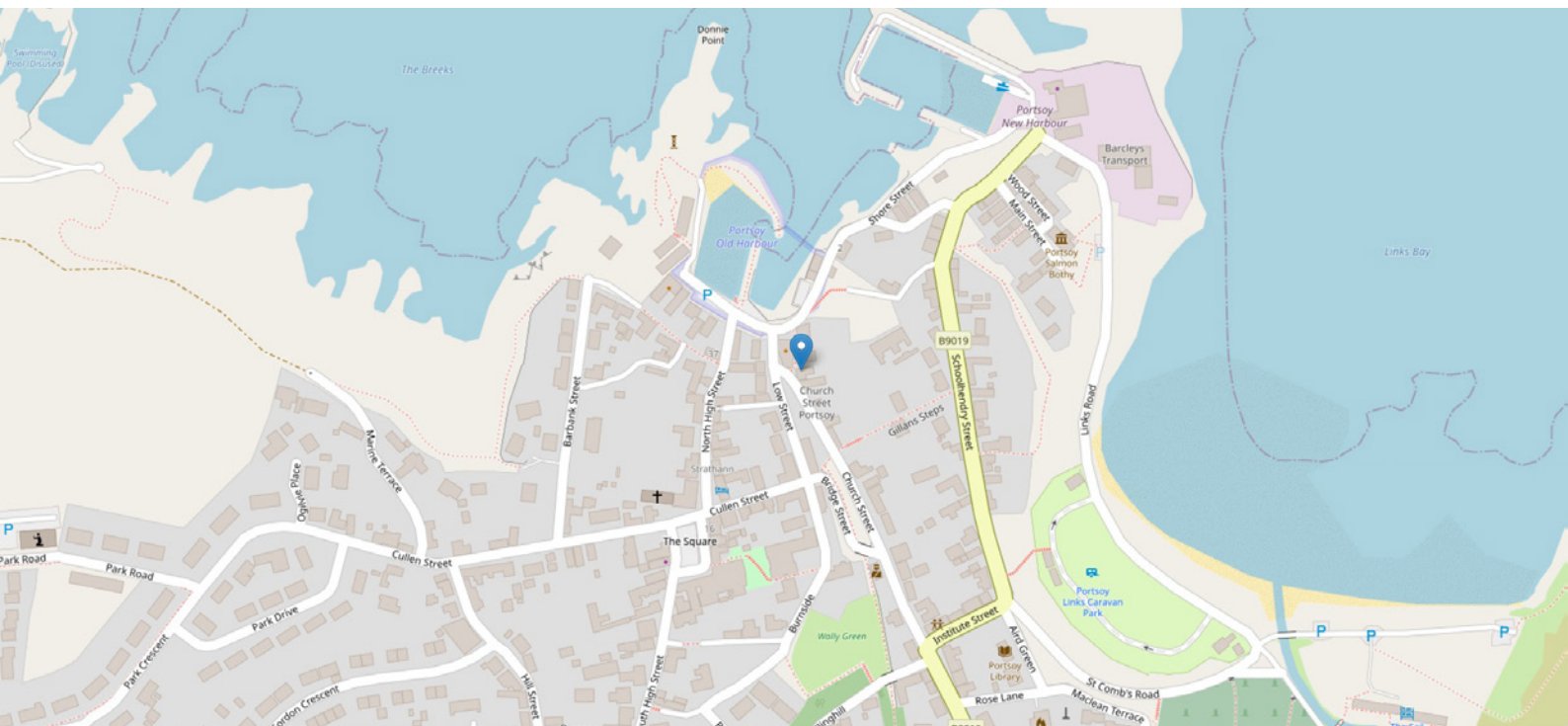


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 49m² | EPC Rating: C



THE LOCATION

Located in the historic vibrant seaside town of Portsoy on the Moray Coast, minutes from the harbour or a short drive will find you on some stunning beaches and rugged coastline that this area has to offer, 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 Moray Coast is renowned for having a relatively mild climate with numerous leisure facilities available in the area. You can have salmon and trout fishing on the Rivers Deveron and the Spey, with a choice of harbours, beaches and rugged coastline waiting to be fished. Locally, you will find an abundance of outdoor pursuits: horse riding, mountain bike trails, surfing and windsurfing, and a multitude of immaculate golf courses. The Duff House Royal and the famous Royal Tarlair are both located in the nearby towns of Banff and Macduff.

Portsoy is a beautiful little town, with its own Historic harbour, which has featured in two recently released films, Peaky Blinders and the new Whisky Galore. There is some spectacular scenery in and around the town, with the historic Durn House and Loch Portsoy. All the normal facilities one would expect can be found locally; there is preschool and primary schooling, with secondary schooling facilities available in the nearby towns of Buckie and Banff.

A variety of local shops can be found within the town centre, an 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.



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