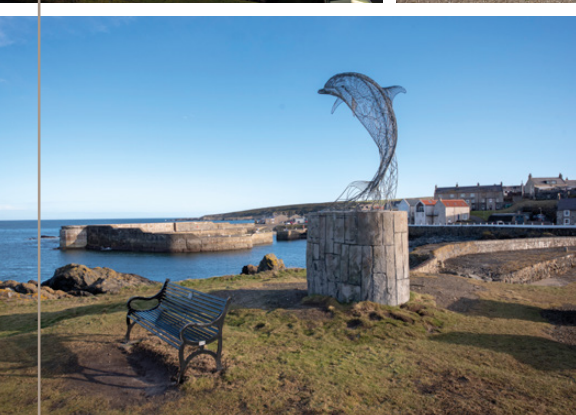




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15-16 The Square

PORTSOY, ABERDEENSHIRE, AB45 2NX



PORTSOY

ABERDEENSHIRE, AB45 2NX

"...A QUITE CHARMING PORT VILLAGE..."

Situated in the heart of this Historic seaside town, lying on the Moray coast between Cullen and Banff, Portsoy is a quite charming port village. Its attractive uphill town centre has fascinating streets winding down to the remarkable ancient harbour. Portsoy is also well known for hosting an annual Scottish Traditional Boat Festival in early July which puts a special emphasis on boat building, restoration and sailing as well as associated traditional crafts including knotting, weaving and embroidery, music and art.

All the normal facilities one would expect can be found locally. There is 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, NHS health centre, Post Office, supermarkets, banking facilities, restaurants, cafés, and pubs, all of which add to the appeal of this area, which is frequented by numerous visitors especially during the peak tourist season.

A short drive away you can explore 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.

There are numerous leisure facilities within easy reach which include a multitude of immaculate 18 hole golf courses. The Duff House Royal in Banff and the famous Royal Tarlair in MacDuff are nearby. The angler has a choice of world-class fishing on the rivers Deveron or Spey for salmon or trout or alternatively a choice of beaches, rugged coastline and harbours to fish.

A comprehensive East Coast bus network also operates through the town of Portsoy. With the East Coast rail network operating from Huntly.





15-16 THE SQUARE

PORTSOY, ABERDEENSHIRE, AB45 2NX

"... A LARGE FAMILY HOME IN A VERY POPULAR EAST COAST VILLAGE ..."

Substantial traditional built building set over three floors, previously part of the building was the local newsagent which successfully traded for a number of years. Currently, the property provides generous accommodation and previously run as a bed and breakfast with owners accommodation. The layout offers great flexibility, the property also benefits from an outbuilding which has the potential to convert to a self-contained garden lodge or workshop. In the past, this outbuilding had its own address and with the relevant planning and design would make a lovely addition to the properties accommodation.

The property briefly consists of the following accommodation:

GROUND FLOOR: Entrance vestibule, inner hall, formal dining room, double bedroom with en-suite shower room, ideal for family visitors, the main kitchen with dining/sitting room, utility room with access to the rear garden.

FIRST FLOOR: Upper hallway, large lounge, two double bedrooms, shower room.

SECOND FLOOR: Upper landing, large double bedroom with en-suite shower room, large twin room and one further double bedroom, large bathroom with a shower over the bath and separate laundry room which completes the accommodation. The property benefits from excellent storage on all floors.

An excellent opportunity to own a large family home in a very popular east coast village which is well known for its welcoming community. Viewings are by appointment only.



Private Bedroom



Private Bedroom



Private Shower Room





Guests Dining Room



Guests Bedrooms & En-Suite





Bathroom

SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Ground Floor	
Kitchen	3.50m (11'6") x 2.60m (8'6")
Utility	3.00m (9'10") x 1.50m (4'11")
Dining Room	3.50m (11'6") x 3.50m (11'6")
Family Room	5.70m (18'8") x 2.90m (9'6")
Bedroom 1	3.80m (12'6") x 3.00m (9'10")
En-suite	2.10m (6'11") x 1.80m (5'11")

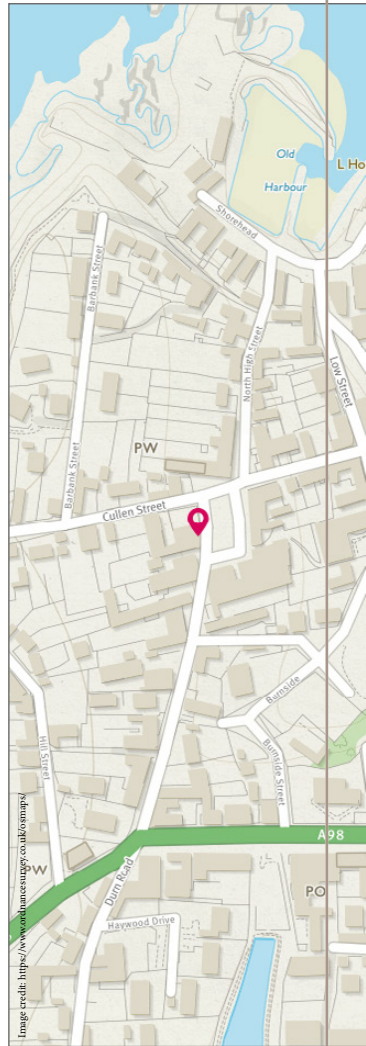
First Floor	
Lounge	6.00m (19'8") x 3.80m (12'6")
Bedroom 2	5.00m (16'5") x 3.80m (12'6")
Bedroom 3	4.84m (15'11") x 3.80m (12'6")
Laundry Room	2.83m (9'3") x 2.50m (8'2")
Shower Room	1.60m (5'3") x 1.60m (5'3")

Second Floor	
Bedroom 4	3.30m (10'10") x 3.20m (10'6")
En-suite	2.90m (9'6") x 1.00m (3'3")
Bedroom 5	5.30m (17'5") x 3.00m (9'10")
Bedroom 6	3.60m (11'10") x 3.20m (10'6")
Sewing Room	2.80m (9'2") x 2.60m (8'6")
Bathroom	3.30m (10'10") x 2.60m (8'6")

Outhouse	
Outhouse	7.20m (23'7") x 3.40m (11'2")

Gross internal floor area (m²): 234m² | EPC Rating: E

Extras (Included in the sale): Items of contents are available by separate negotiation and can be confirmed on viewing. All fixed floor coverings and blinds where applicable are included in the sale. The property benefits from gas central heating and double glazing.





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Text and description
ANDREW REID
Surveyor



Professional photography
SCOTT MARSHALL
Photographer



Layout graphics and design
ALLY CLARK
Designer