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## 3 March Street, Portgordon AB56 5QQ



This beautifully presented three bedroom end-terrace house with garden is situated in the small village of Portgordon and would make an ideal family home, investment purchase or holiday home.

**END-TERRACED HOUSE  
THREE BEDROOMS  
GARDEN WITH HOME OFFICE/  
GYM  
CARPORT  
DOUBLE GLAZING  
GAS CENTRAL HEATING  
COUNCIL TAX BAND A  
EPC RATING D  
FREEHOLD  
VIEWING HIGHLY RECOMMENDED**

**Valuation  
£180,000**

**E1016**

This beautifully presented traditional three bedroom end-terrace house is situated in the small village of Portgordon, just a short drive from the coastal town of Buckie and local amenities.

In walk-in condition, the accommodation comprises to the ground floor: Open plan living/dining room with stove, bedroom, modern shower room, kitchen and porch.

To the first floor is a landing and two bedrooms. The property benefits from gas central heating and double glazing.

The former garage has been divided to form an insulated home office/gym with patio doors to the garden, and a store to the rear with power and light. There are two driveways, a timber carport with outdoor double power socket and an enclosed rear garden.

This would make an ideal family home, investment purchase or holiday home and we highly recommend a viewing.























**If you are thinking of selling your property, we would be delighted to offer a free valuation  
Please contact us on 01343 548505**

- Porch 5.12m x 2.79m
- Kitchen 3.31m x 2.97m
- Lounge/Diner 7.33m x 4.67m
- Bedroom 1 2.99m x 2.81m
- Shower Room 2.97m x 1.72m
- Bedroom 2 4.51m x 2.42m
- Bedroom 3 2.92m x 2.96m
- Office/Gym 3.99m x 3.12m



Please note these floorplans are not to scale  
and are for representational purposes only

#### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Any measurement, usage or description of the property should be taken as a guideline only and the existence of any Building Warrant/Planning Permission should be verified prior to purchase.