

# CLUNY ESTATE AGENTS

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16 Gordon Street,  
Portgordon AB56 5QR

**REDUCED: £5500 BELOW VALUATION**



This traditional two bedroom semi-detached cottage with garden is situated in the heart of Portgordon, just a short drive from Buckie and local amenities, and would make an ideal investment purchase or holiday home.

SEMI-DETACHED COTTAGE  
TWO DOUBLE BEDROOMS  
ENCLOSED REAR GARDEN  
GARDEN ROOM AND SHED  
GAS CENTRAL HEATING  
DOUBLE GLAZING  
COUNCIL TAX BAND A  
EPC RATING E  
FREEHOLD  
VIEWING HIGHLY RECOMMENDED

Reduced  
£139,500

E1038

This traditional two bedroom semi-detached cottage is situated in the heart of the coastal village of Portgordon, just a short drive from Buckie and local amenities.

In good condition, the accommodation comprises: Entrance hall, country style kitchen with Belfast sink, rear vestibule, bathroom, living room with wood-burning stove and a double bedroom. Upstairs is a double attic bedroom. The property has gas central heating and double glazing.

Outside is an enclosed low maintenance rear garden with timber shed and good sized garden room with covered decked area.

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









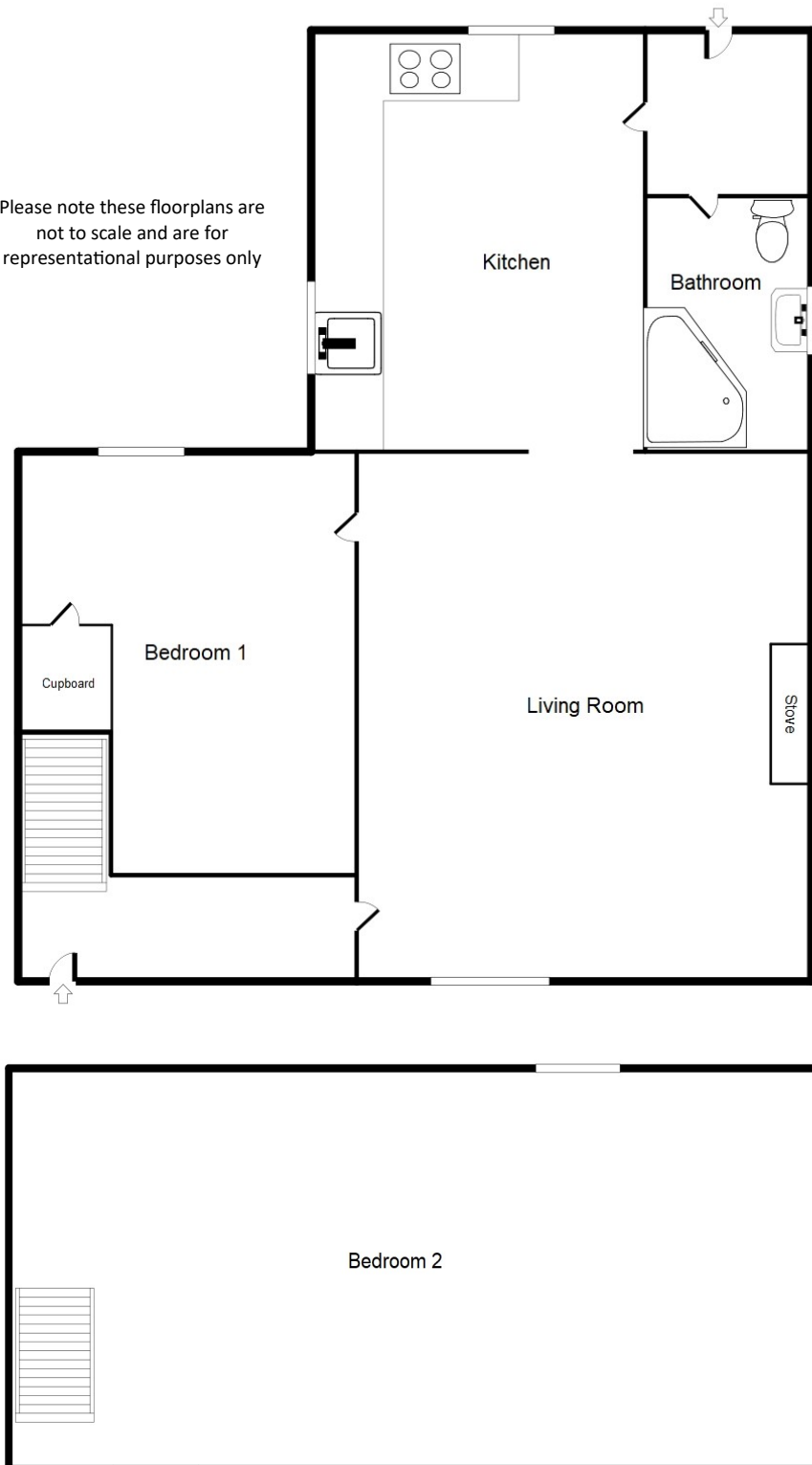




**If you are thinking of selling your property, we would be delighted to offer a free valuation  
Please contact us on 01343 548505**

- Kitchen 3.78m x 2.78m
- Lounge 4.75m x 2.86m
- Bathroom 2.63m x 1.33m
- Rear Vestibule 1.32m x 1.12m
- Bedroom 1 3.63m x 2.91m
- Bedroom 2 5.81m x 2.98m

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.