

5 Thunderton Place, Elgin IV30 1BG



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Mayfield, 12 Richmond Place, Portgordon AB56 5QX



This traditional three bedroom semi-detached house with garden is located in the attractive coastal village of Portgordon and would make an ideal first-time buy, investment purchase or family home.

**TRADITIONAL SEMI-DETACHED ONE
AND A HALF STOREY HOUSE**

**THREE DOUBLE BEDROOMS
REAR GARDEN WITH BLOCK-
BUILT STORE AND TIMBER
SHED**

GAS CENTRAL HEATING

DOUBLE GLAZING

COUNCIL TAX BAND A

EPC RATING D

FREEHOLD

VIEWING HIGHLY RECOMMENDED

**Offers Around
£180,000**

E1229

This traditional three bedroom semi-detached house is located within the picturesque coastal village of Portgordon, within easy reach of the beach and coastal walks and just a couple of miles from the town of Buckie, which has a full range of amenities.

In move-in condition and in good decorative order throughout, the property offers light and airy living space and comprises to the ground floor a hallway, cosy lounge with feature fireplace and wood-burning stove, a second reception room currently used as a study, a generously proportioned downstairs bedroom, modern fitted dining kitchen and a bathroom. Upstairs are a landing and two further double bedrooms. The property further benefits from double glazing and gas central heating.

To the rear of the property is a good sized enclosed garden featuring a decked seating area, perfect for outdoor entertaining or relaxing, with a block-built store and timber shed providing plenty of storage for garden equipment.

The perfect combination of coastal charm and modern comfort within a desirable village setting, this lovely home will appeal to first-time buyers, families and investors alike and we highly recommend a viewing.







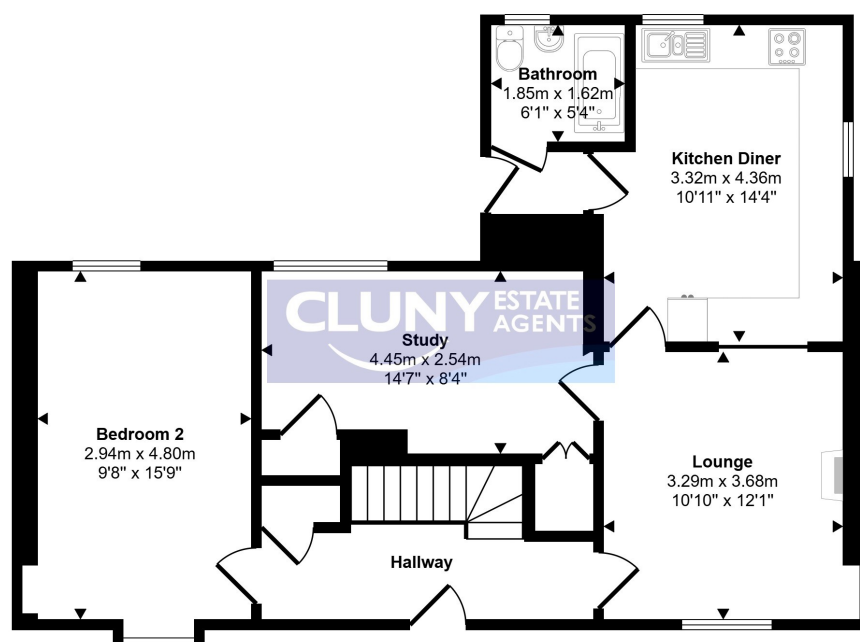






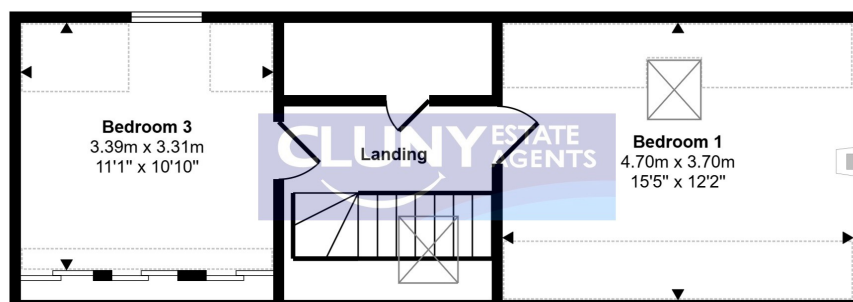
If you are thinking of selling your property, we would be delighted to offer a free valuation
Please contact us on 01343 548505

- Lounge 3.29m x 3.68m
- Kitchen/Diner 3.32m x 4.36m
- Bathroom 1.85m x 1.62m
- Study 4.45m x 2.54m
- Bedroom 2 2.94m x 4.80m
- Bedroom 1 4.70m x 3.70m
- Bedroom 3 3.39m x 3.31m



Ground Floor
Approx 72 sq m / 779 sq ft

Denotes head height below 1.5m



First Floor
Approx 41 sq m / 446 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.