



17 Chruch Street, Portsoy, Banff, Aberdeenshire

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**STRUTT
& PARKER**

BNP PARIBAS GROUP 

17 Church Street, Portsoy, AB45 2RN

A charming two-bedroom semi-detached property in the heart of the idyllic coastal village of Portsoy.

Banff town centre 7.5 miles, Buckie 12.0 miles, A96 17.3 miles, Aberdeen Airport 46 miles, Aberdeen 50 miles, Inverness 63 miles

Sitting room | Kitchen | 2 Bedrooms | Shower room | Gardens | EPC rating E

The property

17 Church Street is a comfortable two-bedroom semi-detached home. The property has plenty of character, with its rough rendered elevations and sash windows, while inside the décor is neutral throughout.

The ground floor has a well-presented sitting room with a dual aspect and wooden flooring, as well as under-stairs storage. Also on the ground floor is the kitchen, which has space for a dining table and includes fitted units to base and wall level, an integrated oven, gas hob and extractor hood, and space under the counters for all the necessary appliances.

Upstairs there are two bedrooms, both of which benefit from built-in storage, including the large, mirrored wardrobe in the principal bedroom. The first floor also has a family shower room.

Outside

On-street parking is available along Church Street. At the rear there is a courtyard garden shared with the neighbouring property, providing space for al fresco dining.

Location

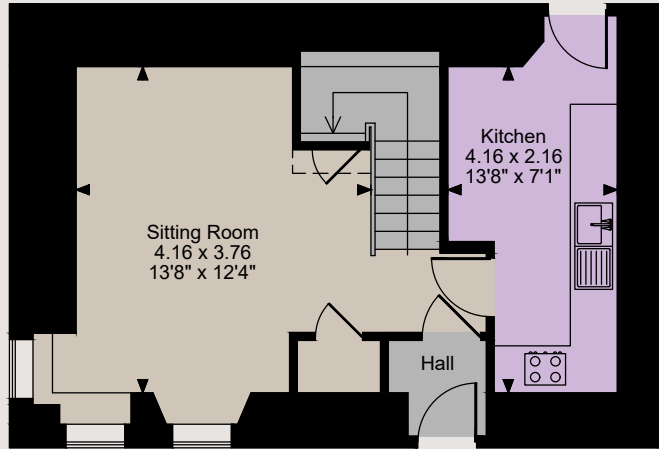
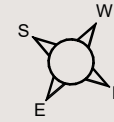
The idyllic Aberdeenshire village of Portsoy lies on the stunning Moray Firth in northeast Scotland. The historic village has plenty of character, including various period buildings and the oldest harbour on the Moray Firth,

while breathtaking beaches are also just moments away. The village has several everyday amenities, including restaurants and cafés, while further facilities can be found seven miles away in the port town of Banff. These include various shops, a small supermarket, a leisure centre and a secondary school. The town of Buckie, 12 miles away, offers a wider choice of shops and large supermarkets. Road connections in the area include the nearby A96, which provides access towards Inverness and Aberdeen.

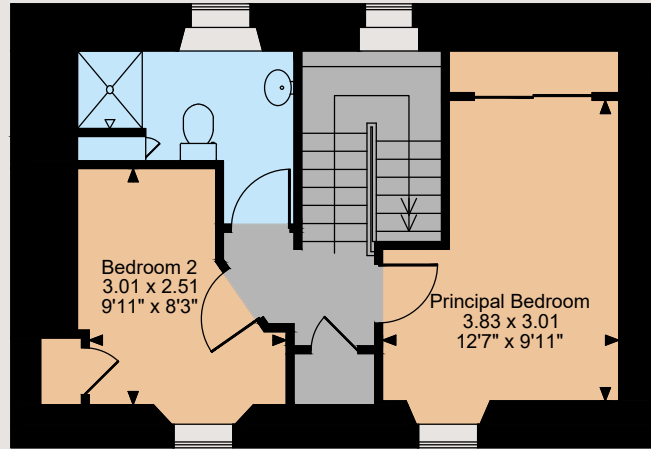




Floorplans
17 Church Street, Portsoy
Internal area 634 sq ft (59 sq m)



Ground Floor



First Floor

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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Directions

Postcode: AB45 2RN

What3words: ///triathlon.pixel.twists

General

Local Authority: Aberdeenshire Council

Services:

Water - mains, Electricity - mains, Drainage - mains, Heating - mains gas

Council Tax: Band C

Fixtures and Fittings: Some furniture maybe available by separate negotiation.

Tenure: Freehold

Offers over: £120,000

Perth

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