



**THE BIELD  
23 HARBOUR PLACE  
PORTKNOCKIE  
AB56 4NR**

**DETACHED FAMILY HOME WITH  
GARDEN AND GARAGE**

- HALL
- LOUNGE
- DINING KITCHEN
- UTILITY ROOM
- CONSERVATORY
- BATHROOM
- TWO BEDROOMS
- BOX ROOM & W.C.
- DOUBLE GLAZING
- GAS CENTRAL HEATING

Council Tax Band Currently: C  
EPC Band: E

**Viewing:** By contacting our  
Buckie office on 01542 831307



**Offers over**

**£165,000**



**grantsmith**  
LAW PRACTICE



## THE BIELD, 23 HARBOUR PLACE

Located in the Village of Portknockie, this detached family home is only meters from the harbour and magnificent views across the Moray Firth. This lovely home benefits from an easily maintained garden, double-glazing and gas central heating.

This accommodation which is spread over two floors comprises on the Ground Floor; Hall, Lounge, Bathroom, Dining Kitchen, Utility Room and Conservatory and on the First Floor; 2 Double Bedrooms, Box Room and W.C. All fitted carpets, floor coverings, window blinds and light fittings are included in the sale price.



### ENTRANCE/HALL

A wooden door with glazed pane above leads into the hall which accesses the lounge, dining kitchen, bathroom and the staircase. A large under stair cupboard provides storage. Traditional features within the hall include deep skirtings and decorative coving. Fitted carpet.

### LOUNGE

**4.32m x 4.07m**

Accessed via a traditional wooden door with decorative glazed panes the lounge has double windows to the front of the property. The focal point of the room is a large wooden fireplace within which sits an electric fire. Further traditional features include deep skirting boards. Fitted carpet.







## **DINING KITCHEN**

**4.32m x 3.36m**

A traditional wooden door with decorative glazed panes leads into the kitchen which is fitted with a generous selection of modern base and wall units, contrasting worktops and tiled splashback. One and a half basin stainless steel sink with mixer tap. Integrated electric oven, gas hob and cooker hood above. Integrated fridge. Fitted display unit with wine rack below. Double window to the front. Karndean flooring. Steps leading up to the utility room.

## **BATHROOM**

**2.96m x 1.83m**

Fitted with a four piece white suite comprising; w.c., handbasin, bath and shower enclosure with Mira Vigour shower. Tiling around the sanitary wear. Rear facing window. Wall mounted mirror, medicine cabinet and bathroom accessories. Vinyl floor.







### **UTILITY ROOM**

**4.98m x 1.94m**

The large utility room has fitted base units with worktop and stainless steel sink. The 'Bosch' washing machine and 'Hoover' fridge freezer will remain. A further worktop provides an office area. Two rear facing windows. Vinyl floor. uPVC door leads to the conservatory.

### **CONSERVATORY**

**4.73m x 1.54m**

A wonderful south facing sun trap, this room overlooks the garden and double doors lead directly on to the patio. A wooden door from the conservatory leads in the garage.



### **STAIRCASE/LANDING**

The carpeted staircase with wooden balustrade and handrail leads up to the first-floor landing. The landing accesses all first floor accommodation and has a large shelved storage cupboard. Front facing window.





### **BEDROOM ONE**

**4.40m x 3.46m**

Large double bedroom with window overlooking the front of the property with a deep display sill. A selection of fitted furniture, consisting of wardrobes and drawers. Built in storage and bedside tables around the bed. Fitted Carpet.



### **BEDROOM TWO**

**4.40m x 3.17m**

Second large double with window overlooking the front of the property with a deep display sill. Fitted carpet.







### **BOX ROOM**

**4.41m x 2.73m**

Wood panelled room which could be utilized as a further bedroom or hobby room. Hatch to the floored loft. Fitted carpet. Door leading to the w.c.

### **W.C.**

**1.90m x 0.87m**

The W.C. is located off the boxroom and consists of a modern white W.C. and handbasin with storage cupboard below. Two frosted windows to the rear. Tiled to dado height. Wall mounted mirror and bathroom accessories.



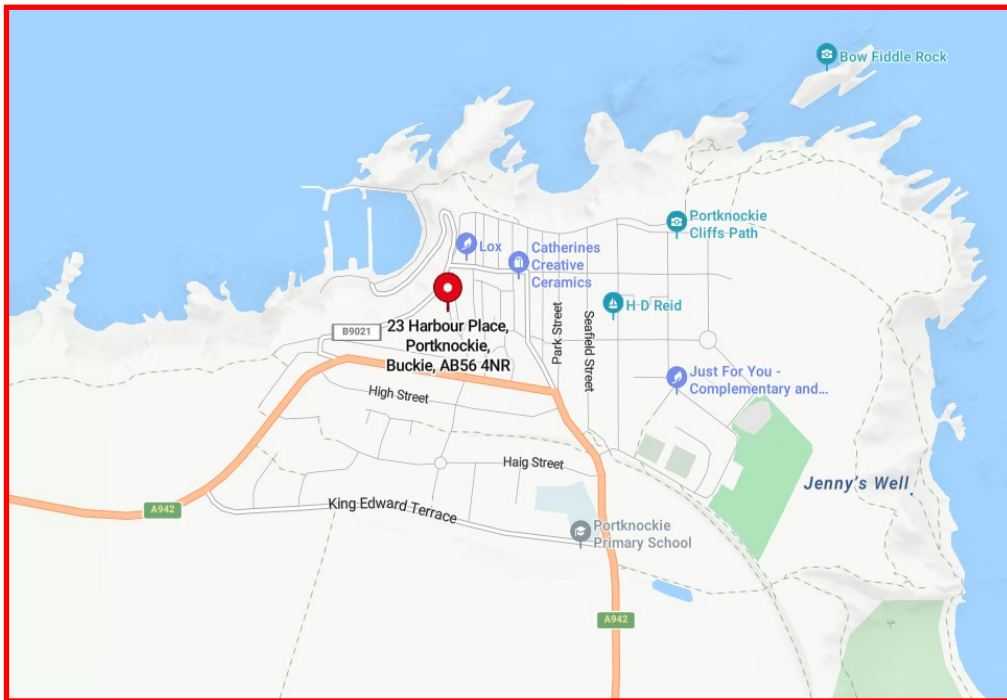


## OUTSIDE

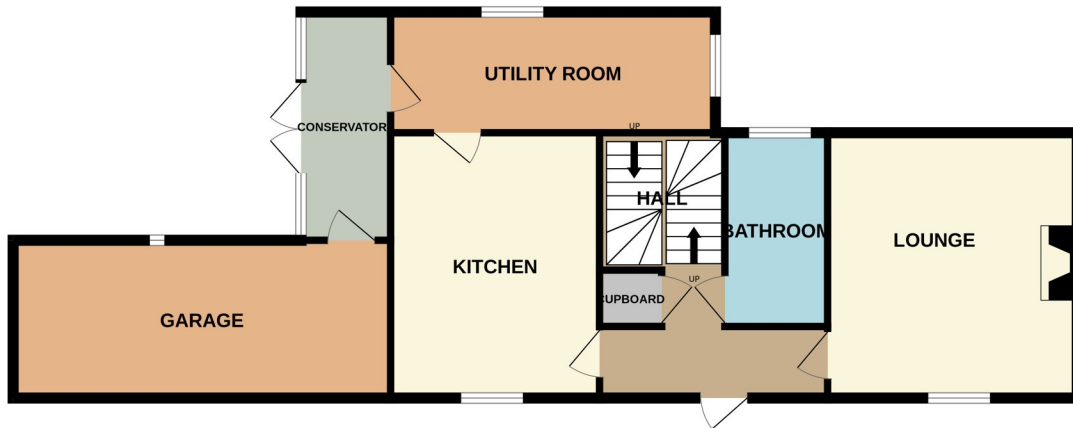
The enclosed garden is accessed via the conservatory and is laid mostly to patio with a border of planting. To the rear of the property there is a outside tap and two storage rooms.

## GARAGE

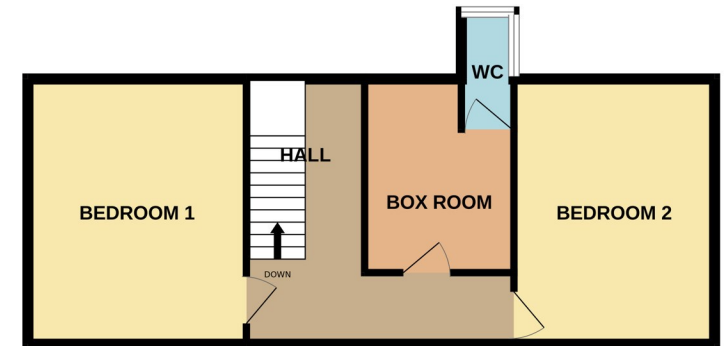
The garage has both an up and over door as well as a wooden door accessed from the conservatory. The garage has light and power. A fitted work bench, storage and shelving will remain.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### IMPORTANT INFORMATION

These particulars do not constitute any part of an offer or contract. All statements contained therein while believed to be correct are not guaranteed. All measurements are approximate, intending purchasers must satisfy themselves by inspection or otherwise, as to the accuracy of each of the statements contained within these particulars.