

# STEWART & WATSON

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**35 CHURCH STREET**  
**PORTKNOCKIE, AB56 4LN**



### *Traditional Semi-Detached Dwellinghouse*

- Residential area in popular coastal village
- Spacious home with D.G & mains gas C.H
- Hallway, Lounge with Dining Area, Fitted Kitchen,
- Bathroom, Toilet, Shower & 4 Double Bedrooms.
- Enclosed rear garden with store/workshop.

***Offers Over £179,000***  
***Home Report Valuation £190,000***

**[www.stewartwatson.co.uk](http://www.stewartwatson.co.uk)**

**TYPE OF PROPERTY**

We offer for sale this traditional semi-detached dwellinghouse, which is situated in the popular coastal village of Portknockie. The property is conveniently placed for the local shops, Schools, picturesque harbour and bus stop. Views over the rooftops of the properties below towards the Moray Firth can be appreciated from some of the first floor bedrooms. This home has been upgraded over the years and benefits from double-glazing and mains gas central heating. All fitted floorcoverings, curtains, window blinds and light fittings are to be included in the sale price leaving this property in a walk-in condition.

**ACCOMMODATION**

**Entrance Hallway**

Enter through glass panelled exterior door into the hallway, which has doors to the lounge and bedroom 1. Built-in under stair cupboard. The staircase allows access from this area to the first floor accommodation.

**Lounge/Dining Room**

**7.88 m x 4.82 m**

Glass panelled door from the hallway. A spacious L-shape room providing an open plan lounge and dining area. Front, side and rear facing windows. A feature of the lounge area



is a large wooden surround with brass fireplace and decorative tiled inset. Ample space for dining table and chairs. Glass panelled door to the kitchen.



## Kitchen

**3.74 m x 3.14 m**

Bright and airy kitchen with rear facing window and windows on either side overlooking the rear garden. Fitted with a modern selection of base and wall mounted units in a cream coloured shaker style finish with contrasting slate effect countertops. Integrated electric hob, oven and extractor hood. One and a half bowl sink and drainer with mixer tap. Decorative ceramic splashback wall tiling. Glass panelled exterior giving access to the rear garden.



## Bedroom 1

**4.97 m x 2.48 m**

Double bedroom with front and rear facing windows. Presently used as a ground floor bedroom but could be used as an additional sitting/family room. Built-in cupboard with shelving and the electric meter.



## Stairway

Attractive staircase with wooden banister allows access from the hallway to the first floor accommodation. The first floor landing has a rear facing window and a front facing Velux style roof window. Built-in storage cupboards with sliding wooden doors. The landing has doors to the

bathroom, shower room, toilet and the 3 first floor bedrooms. **The first floor accommodation has some coombed ceilings and measurements are given at widest points.**



## Toilet

**1.88 m x 0.84 m**

Fitted with a white toilet and wash-hand basin. Built-in cupboard with louvre doors.

## Bathroom

**2.18 m x 1.95 m**

Rear facing window. Fitted with a white suite comprising of toilet, wash-hand basin and bath. Splashback wall tiling.



**Bedroom 2**

**3.70 m x 2.50 m**

Double bedroom with front facing window giving views over the rooftops opposite across the Moray Firth. Double built-in wardrobe with sliding mirror doors, shelf and hanging rail.



### Shower Room

1.95 m x 0.97 m

Large shower cubicle with shower curtain. Full wall tiling. Heated towel ladder radiator.



### Bedroom 3

3.88 m x 3.48 m

Double bedroom with front facing window giving views over the roof tops opposite across the Moray Firth. Two built-in wardrobes one housing the gas central heating boiler.



### Bedroom 4

3.76 m x 2.82 m

Double size, double aspect room with windows on either side. Two built-in wardrobes.



with some mature shrub borders. Garden store/workshop with power and light. The garden area to the side of the property has been laid in paving for ease of maintenance and has a water tap. The garden area to the front of the property, has been laid in grass.



### OUTSIDE

A good size garden lies to the rear of the property, which is enclosed making it ideal for those with children and pets. A paved patio area enjoys a generally southerly aspect making it a super suntrap and ideal for some alfresco dining. Steps lead up to a raised garden area, which is mainly stone chips



**EPC Banding**

EPC=E

**Viewing**

By appointment only which can be arranged by contacting our Buckie Office on 01542 833255

**Email** [buckie.property@stewartwatson.co.uk](mailto:buckie.property@stewartwatson.co.uk)

**Reference** Buckie/CF

**SERVICES**

Mains water, electric, gas and drainage.

**ITEMS INCLUDED**

All fitted floorcoverings, curtains, window blinds and light fittings. The integrated kitchen appliances.

**N.B**

The property is presently fully furnished and all items of furniture, furnishings and appliances can be made available for sale by separate negotiation.

**Council Tax**

The property is not currently banded for council tax purposes.



The small harbour is only a short distance from the property.

**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 or leasees must satisfy themselves by inspection or otherwise, as to the accuracy of each of the statements contained in these particulars.**

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