

# STEWART & WATSON

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**STELLA MARIS,  
1 HARBOUR PLACE  
PORTKNOCKIE, AB56 4NR**



## *Detached Cottage*

- Elevated site giving exceptional sea views
- Single storey accommodation. D.G & gas C.H
- Hallway, Lounge, Kitchen, Sun Lounge,
- Bathroom & 2 Bedrooms. Large loft space.
- Garden areas surrounding.

***Offers Over £110,000***  
***Home Report Valuation £110,000***

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## STELLA MARIS, 1 HARBOUR PLACE, PORTKNOCKIE, AB56 4NR

### TYPE OF PROPERTY

We offer for sale this detached cottage, which is situated in a sought after residential area of the popular coastal village of Portknockie. Stella Maris occupies a prime elevated site boasting exceptional views over the harbour and across the Moray Firth making it perfect for spotting the famous Moray Dolphins and enjoying the beautiful sunsets. The property offers accommodation on one level but has the benefit of a floored loft space which may be suitable for development to provide additional accommodation, subject to obtaining the necessary planning consents. The cottage benefits from double-glazing and mains gas central heating but will require some modernisation. Any fitted floorcoverings, curtains, window blinds and light fittings within the property will remain and are included in the price.

### N.B

The property is fully furnished, and all items of furniture and appliances can be made available if required,

### ACCOMMODATION

#### Hallway

Enter through substantial wooden exterior door with glazed panel above into the hallway, which has doors to the lounge,

bedroom 1 and the loft staircase. Electric meter and fuse box.

#### Lounge

4.29m x 3.52 m

Front facing window. Tiled fireplace and hearth with gas fire. Doors to the hallway, kitchen, sun lounge and bedroom 2.



#### Kitchen

3.22 m x 2.49 m

Front and side facing windows. Fitted with a modern selection of base and wall mounted units with wood effect

counter tops. Inset sink and drainer unit with mixer tap. Splashback wall tiling.





### Sun Lounge

9.74 m x 2.20 m

A fantastic addition to the rear of the property, with windows on three sides giving exceptional views across the picturesque harbour towards the Moray Firth. Glass panelled doors to the lounge and bedroom 2. Door to the bathroom. Glass panelled exterior door to the rear of the property.



### Bathroom

2.50 m x 1.65 m

Side facing window. Fitted with a white suite comprising of toilet, wash-hand basin, bath and separate shower cubicle.



### Bedroom 2

4.14 m x 3.18 m

Double bedroom with door to the lounge and a glass panelled door to the sun lounge.



### Bedroom 1

4.33 m x 4.05 m

Spacious, triple aspect bedroom with front, side and rear facing windows giving views towards the Moray Firth. Gas fire. Double built-in wardrobe with sliding doors, fitted shelf and hanging rail.





### Attic Space

Accessed via a steep staircase in the hallway. Floored attic space with side facing window and two rear facing Velux style roof windows. Gas central heating boiler. The loft space provides storage and may be suitable for development to provide additional accommodation subject to obtaining the necessary planning consents.

### OUTSIDE

Garden areas surrounding the property. A strip of garden space lies to the front of the property, which has been laid in stone chips and provides a path to the front door. The garden area to the rear of the property has been laid in stone chips and has a paved patio area. The sea views can be appreciated from the garden areas.



### SERVICES

Mains water, electric, gas and drainage.

### ITEMS INCLUDED

All fitted floorcoverings, curtains, window blinds and light fittings.

**N.B** The property is fully furnished, and all items of furniture and appliances can be made available if required,

**Council Tax** The property is registered as band B

**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)

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