



13 WOOD PLACE
PORTKNOCKIE
AB56 4NU

SEMI-DETACHED 2 BEDROOM
FAMILY HOME

HALL, LOUNGE

KITCHEN

BATHROOM

2 DOUBLE BEDROOMS

FRONT & REAR GARDENS

2 GARDEN SHEDS

DOUBLE GLAZING

EPC BAND "E"



Offers in the region of
£80,000

alexander**george**&co 

DESCRIPTION

Semi-Detached Two Bedroom Family Home situated in the picturesque Village of Portknockie and within easy walking distance of the Harbour Area, Primary School, General Store, Fish & Chip Shop, Café, Hotels and all other local amenities. The property would benefit from upgrading and modernisation. The accommodation which is spread over two floors comprises; Ground Floor: Hall, Lounge and Kitchen. First Floor: Landing, Bathroom and 2 Bedrooms. There are garden areas to the front and rear, two stone built garden sheds.



Entrance

Wooden exterior door gives access into the Hallway, glazed fanlight above.

Hall

Access to the Lounge and the Staircase. Under stair storage area where the electric meter and fuse box is positioned.

Lounge 6.22m x 3.37m

This bright and spacious room has a gas fire situated on the tiled hearth of the fireplace. Carpeted floor covering. Access to the Kitchen. Front and rear facing windows.

Kitchen 2.56m x 1.62m

Base units with contrasting worktops. Integrated fridge/freezer, electric under oven, ceramic hob with cooker hood above. Purpose built storage area enclosed by sliding doors. Exterior door gives access out to the side of the property. Rear facing window.

Staircase

The staircase with wooden handrail leads up to the Half Landing where there is a front facing window, the staircase continues up to the Main Landing.

Main Landing

Access to the Bathroom and to both Bedrooms. Shelved cupboard. Side facing window

Bathroom

Fitted with a white 3-piece suite comprising; WC, wash hand basin with taps. Bath with taps and an electric shower and bi-folding glazed shower screen over the bath. Fixed mirror and shelf. Vinyl floor covering. Side facing frosted glazed window.

Bedroom 1 4.09m x 2.87m

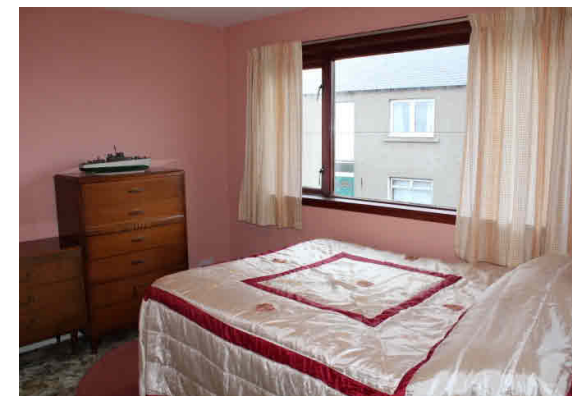
Bright and airy room with a large built-in shelved storage cupboard. Carpeted floor covering. Large front facing window.

Bedroom 2 3.37m x 3.03m

Cupboard housing the domestic hot water cylinder. Carpeted floor covering. Large rear facing window.

Outside

The front the property is laid to paving slabs. A paved pathway leads round to the side of the property where two stone built sheds are positioned. The pathway continues around to the rear of the property where the drying facilities and grassed area are enclosed by a wooden fence.





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