

# STEWART & WATSON

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**23 PULTENEY STREET**  
**PORTKNOCKIE, AB56 4LL**



### *Traditional Terraced Dwellinghouse*

- Popular residential area of coastal village
- Modernised accommodation. D.G. & gas C.H
- Hallway, Lounge, Fitted Kitchen
- Bathroom & 2 Double Bedrooms.
- Enclosed low maintenance rear yard.

***Offers Over £119,000***  
***Home Report Valuation £120,000***

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

**TYPE OF PROPERTY**

We offer for sale this traditional stone built terraced dwellinghouse, which is situated in a popular residential area of the picturesque coastal village of Portknockie. The property is conveniently placed for the local shops, Primary School, picturesque harbour, rugged coastline and many walks. This home has been upgraded and modernised over recent years and offers well-appointed accommodation over two floors with full double-glazing and mains gas central heating. Views between the properties opposite towards the Moray Firth can be appreciated from the lounge and both bedrooms. The property has been decorated neutral tones and all fitted floorcoverings, curtains, window blinds and light fittings are to be included in the sale price.

**ACCOMMODATION**

**Hallway**

Enter through glass panelled exterior door into the hallway, which has doors to the lounge, kitchen and bathroom. Built-in cupboard with fitted shelving, electric meter and fuse box. The staircase gives access from this area to the first floor accommodation.



**Lounge**

**4.29 m x 3.50 m**

Front facing window. Glazed exterior door allowing access to the garden area at the rear of the property. Contemporary wall mounted, coal effect electric fire. Recessed alcove with fitted book/display shelving.



**Kitchen**

**2.84 m x 2.08 m**

Rear facing window. Fitted with a modern selection of base and wall mounted units in a cream coloured, shaker style finish with wood effect countertops and upstands.

Integrated electric hob, electric oven and extractor hood. Sink and drainer unit with mixer tap. Splashback wall tiling.



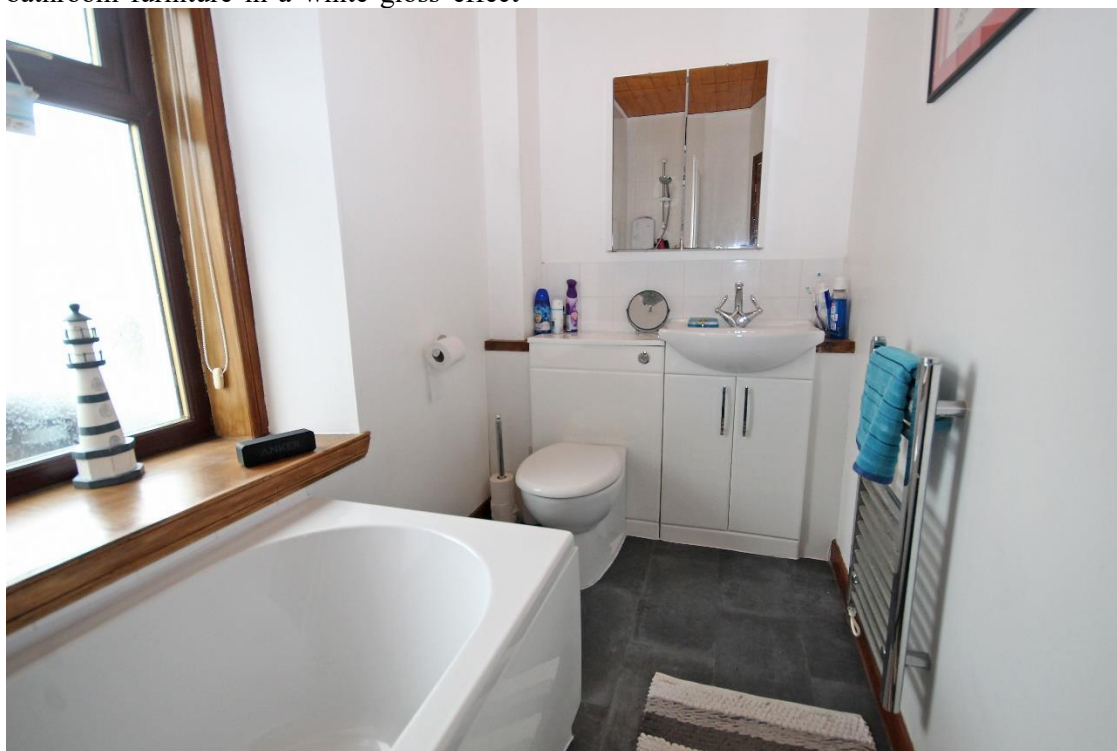


### Bathroom

**2.99 m x 1.42 m**

Front facing window. Fitted with a white suite comprising of toilet, wash-hand basin and bath with shower fitment above. Fitted bathroom furniture in a white gloss effect

finish providing useful storage cupboards and enclosing the cistern. Splashback wall tiling surrounding the bath/shower area. Heated towel ladder radiator.



### Staircase

A carpeted staircase with wooden banister and turned spindles gives access from the entrance hallway to the first floor accommodation. Rear facing Velux style roof window on the staircase. The first floor landing has doors leading to both bedrooms. Built-in cupboard housing the gas central heating boiler. **The first floor accommodation has some coombed ceilings and measurements are given at widest points.**



### Bedroom 1

4.35 m x 3.55 m

Double size bedroom with front facing window giving views between the properties opposite towards the Moray Firth.



### Bedroom 2

3.47 m x 3.00 m

Double size bedroom with front facing window giving views towards the Moray Firth. Double built-in wardrobe with sliding doors and fitted hanging rail. Ceiling hatch allowing access to the loft space.



### OUTSIDE

An enclosed courtyard lies to the rear of the property, which is generally south facing making it an ideal suntrap. The garden area has been laid in paving for ease of maintenance.



### SERVICES

Mains water, electric, gas and drainage.

### ITEMS INCLUDED

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

### Council Tax

The property is currently registered as band A

**EPC Banding** EPC=D

### 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



The picturesque harbour and rugged coastline are close to 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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