

STEWART & WATSON

your **complete** property & legal service

SUNNYSIDE, 2 FINDLATER AVENUE
PORTKNOCKIE, AB56 4NZ



Detached Modern Dwellinghouse

- Popular residential area of coastal village
- Upgraded & modernised home with D.G & gas C.H
- Vestibule, Hallway, Lounge, Fitted Kitchen with Dining Area,
- Utility Room, Bathroom, Shower Room & 5 Bedrooms.
- Gardens surrounding. Integral Garage. Large Workshop/Studio.

Offers Over £290,000
Home Report Valuation £290,000

www.stewartwatson.co.uk

SUNNYSIDE, 2 FINDLATER AVENUE, PORTKNOCKIE, AB56 4NZ

TYPE OF PROPERTY

We offer for sale this detached modern dwellinghouse which is situated in a popular residential area of the picturesque coastal village of Portknockie. The property is conveniently placed for the village shops and schools with additional shops, supermarkets and amenities being found in the nearby town of Buckie. Sunnyside has been modernised and upgraded over the recent years to a high standard and offers spacious well-appointed accommodation over two floors with full double-glazing, mains gas central heating and quality oak panelled internal doors and finishings. The property has been decorated in fresh neutral tones and all fitted floorcoverings, curtains,

window blinds and light fittings are to be included in the price leaving it in move-in condition.

ACCOMMODATION

Vestibule

Enter through glass panelled exterior door into the vestibule. Purpose built double cupboard housing the electric meter and fuse box. Glass panelled door to the hallway.

Hallway

Enter into the hallway, which has doors to the lounge, shower room, bedroom 1 and bedroom 2. Built-in cupboard with fitted shelf.



Lounge

4.78 m x 3.93 m

Glass panelled door from the hallway. Large front facing window. Recessed areas suitable for flat screen TV and satellite equipment. Double glass panelled doors to the dining kitchen.



Open plan Kitchen/Dining Room 7.15 m x 3.35 m

Spacious open plan kitchen diner with rear facing window overlooking the rear garden. French doors allowing access to the patio area in the rear garden. The kitchen area has been fitted with a quality selection of base and wall mounted units in a walnut effect, shaker style finish with granite effect countertops. Integrated electric hob, oven,



extractor hood, fridge freezer and dishwasher. One and a half bowl sink and drainer unit with mixer tap. Splashback wall tiling. Fitted high level table providing an informal dining space. Door to the utility room. The staircase allows access from the dining area to the first floor accommodation.



Utility Room 2.65 m x 2.42 m

Rear facing window. Fitted base and wall mounted units. Sink and drainer unit with mixer tap. Hot water cylinder. Wall mounted gas central heating boiler. Floor tiling. Door to the integral garage. Glass panelled exterior door to the rear garden.



Bedroom 1 4.42 m x 2.93 m

Double size bedroom with front facing window. Triple built-in wardrobe with sliding mirror doors, fitted shelving and hanging rails.





Bedroom 2 **3.50 m x 3.35 m**
Double size bedroom with rear facing window. Triple built-in wardrobe with sliding mirror doors, fitted shelving and hanging rails.



Shower Room **2.24 m x 1.77 m**
Side facing window. Fitted with a white suite comprising of toilet, wash-hand basin and corner shower cubicle with shower fitment and rainfall shower. Wet wall splashback panelling.



Staircase

A carpeted staircase with wooden banister and spindles allows access from the dining area of the kitchen to the first-floor accommodation. A spacious first floor landing provides space for use for a study/seating area. Front facing Velux style roof window. Doors to the bathroom, bedroom 3, bedroom 4 and bedroom 5. Access to eaves storage space. **The first floor has some coombed ceilings and measurements are given at widest points.**



Bedroom 3 **5.53 m x 3.60 m**
Spacious double size, double aspect room with front and rear facing Velux style roof windows. Ceiling hatch allowing access to the loft.



Bedroom 4

4.13 m x 2.82 m

Double size bedroom with rear facing Velux style roof window.



Bedroom 5

3.33 m x 2.44 m

An ideal single or child's bedroom with rear facing Velux style roof window. Access hatch to eaves storage space.



Bathroom

3.10 m x 2.60 m

Front facing Velux style roof window. Fitted with a white suite comprising of toilet, wash-hand basin and bath. The countertop wash-hand basin has a waterfall tap and double drawer unit fitted below. Splashback wall tiling.



OUTSIDE

The property occupies a good size site with gardens surrounding. The front garden has been laid block paving for ease of maintenance creating an easy in-out driveway with spaces for numerous vehicles. The rear garden enjoys a generally westerly aspect making it a super suntrap and an ideal spot for alfresco dining. The rear garden is enclosed and laid in paving for ease of maintenance. Wooden garden shed. Outside lights and water tap.



Workshop/Studio

Detached workshop/garden studio providing useful storage facilities and may be suitable for use as a hobby room, home office or gym. Side facing window overlooking the garden.

Garage

5.08 m x 3.03 m

Door from the utility room. Side facing window. Rollup door allowing car access from the driveway at the front of the property. Fitted wall units. Gas meter. Power and light.



SERVICES

Mains water, electricity, gas and drainage.

ITEMS INCLUDED

All fitted floorcoverings, curtains, window blinds and light fittings. The integrated kitchen appliances. Workshop/studio. Garden shed.

Council Tax

The property is currently registered as band D

EPC Banding EPC=C

Viewing

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

Email buckie.property@stewartwatson.co.uk

Reference Buckie/CF

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.

The Property Shop, 2 Main Street, Turriff AB53 4AD (01888) 563777
59 High Street, Turriff AB53 4EL (01888) 563773
65 High Street, Banff AB45 1AN (01261) 818883
42/44 East Church Street, Buckie AB56 1AB (01542) 833255
35 Queen Street, Peterhead AB42 1TP (01779) 476351

38 Broad Street, Fraserburgh, AB43 9AH (01346) 514443
21 Market Square, Oldmeldrum AB51 0AA (01651) 872314
4 North Street, Mintlaw, AB42 5HH (01771) 622338
25 Grant Street, Cullen, AB56 4RS Mon-Fri 1pm-4pm (01542) 840408
17-19 Duke Street, Huntly, AB54 8DL (01466) 792331