

STEWART & WATSON

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1 SLATER CRESCENT
PORTKNOCKIE, AB56 4NH



Semi-Detached Family Dwellinghouse

- Residential area in popular coastal village
- Spacious accommodation with D.G & mains gas C.H
- Hallway, Lounge, Kitchen
- Bathroom & 3 Double Bedrooms.
- Large corner site with enclosed gardens. Off road parking.

Offers Over £115,000
Home Report Valuation £115,000

www.stewartwatson.co.uk

1 SLATER CRESCENT, PORTKNOCKIE, AB56 4NH

TYPE OF PROPERTY

We offer for sale this semi-detached family dwellinghouse which is situated within a residential area of the coastal village of Portknockie. The property is conveniently placed for the primary/nursery school, village shops, park and many coastal walks. Additional shops, supermarkets and amenities can be found in the nearby towns of Cullen and Buckie. This property offers accommodation over two floors and benefits from double-glazing and mains gas central heating. Any fitted floorcoverings, curtains, window blinds and light fittings within the property will remain and are included in the price.

The property is of a non-standard construction and mortgage availability may be limited.

ACCOMMODATION

Hallway

Enter through glass panelled exterior door into the hallway, which allows access to the lounge, kitchen and bathroom. Built-in cupboard with coat hooks, electric meter and fuse box. Understair storage area. The staircase allows access from this area to the first floor accommodation.

Lounge

5.26 m x 3.62 m

Three front facing windows. Feature fireplace with slate hearth and bio ethanol fire.



Kitchen

5.21 m x 2.66 m

Two rear facing windows. Fitted with a modern selection of base and wall mounted units in a shaker style finish with slater effect countertops and coloured mid wall panelling. Two built-in cupboards (1 housing the gas central heating boiler). Sink and drainer unit with mixer tap. Electric range cooker. Glass panelled exterior door giving access to the rear garden.

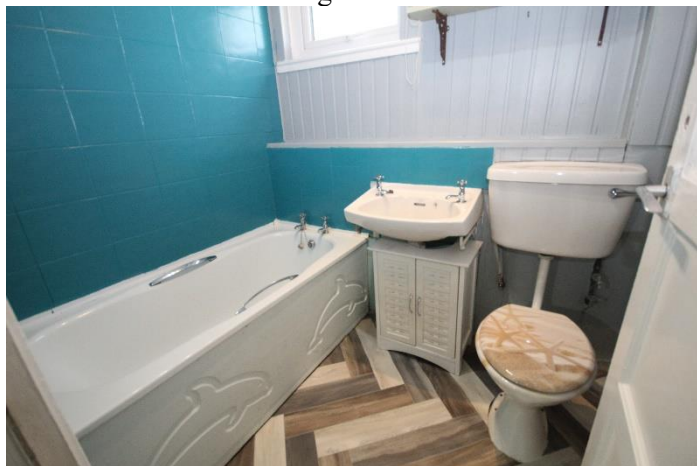




Bathroom

2.01 m x 1.67 m

Rear facing window. Fitted with a white suite comprising of toilet, wash-hand basin and bath with shower fitment above. Fitted wall shelving.



Staircase

Staircase allows access from the entrance hallway to the first floor landing. The first floor landing has a front facing window and doors to all 3 bedrooms. Built-in cupboard with fitted airing shelving.



Bedroom 1

4.55 m x 2.70 m

Spacious, double bedroom with double front facing window giving views towards the neighbouring coastal town of Cullen. Built-in cupboard with fitted shelf and hanging rail.



Bedroom 2

3.59 m x 3.57 m

Double size bedroom with rear facing window giving views over the rooftops of the neighbouring properties towards the Moray Firth. Recessed area with fitted shelf and hanging rail.



Bedroom 3

3.85 m x 2.66 m

Double size bedroom with rear facing window giving views over the rooftops of the neighbouring properties towards the Moray Firth. Built-in cupboard with fitted shelf and hanging rail.



OUTSIDE

The property occupies a large corner site with garden areas to the front, side and rear. The front garden is enclosed and laid in stone chips with some mature shrubs. Enclosed garden areas to the side and rear of the property which enjoy a south/westerly aspect making it a super suntrap during the summer months. Stone chip area to the side of the property providing off road parking. Garden store. Rotary clothes dryer.



ITEMS INCLUDED

Any fitted floorcoverings, curtains, window blinds and light fittings. The electric range cooker.

Council Tax

The property is currently registered as band A

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

SERVICES

Mains water, electricity, gas and drainage.

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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