

STEWART &WATSON

your **complete** property & legal service

**7 WOOD PLACE
PORTKNOCKIE, AB56 4NJ**



Semi-Detached Dwellinghouse

- Popular residential area giving impressive sea views
- Move-in condition. Full D.G & mains gas C.H
- Vestibule, Hallway, Lounge, Dining Kitchen
- Shower Room & 3 Double Bedrooms.
- Enclosed, low maintenance gardens.

Offers Over £139,000
Home Report Valuation £150,000

www.stewartwatson.co.uk

TYPE OF PROPERTY

We offer for sale this semi-detached dwellinghouse, which is situated within a popular residential area on the eastern edge of the picturesque coastal village of Portknockie. The property is conveniently placed for the nursery and primary schools, village shops, playpark and bus route. Lovely views across farmland towards the Moray Firth can be appreciated from the front facing windows. The small harbour, rugged coastline, Bow Fiddle Rock formation and many footpaths are nearby. This home offers spacious, well-appointed accommodation over two floors and benefits from double-glazing and mains gas central heating. The present owner has presented the property well. All fitted floorcoverings, curtains, window blinds and light fittings are to be included, leaving this property in a move in condition.

ACCOMMODATION

Vestibule

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

Hallway

Enter into the hallway, which has doors to the lounge, dining kitchen and shower room. The staircase allows access from this area to the first floor accommodation. Built-in cupboard with fitted shelving. The staircase allows access from this area to the first floor accommodation.



Lounge

4.25 m x 3.66 m

Triple front facing window. Wooden fire surround. Illuminated display alcoves at either side of the fireplace.



Dining Kitchen

4.59 m x 2.90 m

Rear facing window overlooking the garden. Fitted with a selection of base and wall mounted units with granite effect countertops. Integrated gas hob, electric oven and extractor hood. Illuminated wall cabinets with glass display fronts. Fitted high level table providing an informal dining space. One and a half bowl sink and drainer unit with mixer tap.

Splashback wall tiling. Glass panelled exterior door giving access to the rear garden.



Shower Room

1.99 m x 1.83 m

Rear facing window. Fitted with a white suite comprising of toilet, wash-hand basin and corner shower cubicle.



Double cupboard fitted below the wash-hand basin providing useful storage. Splashback wall tiling.



Staircase

A carpeted staircase allows access from the hallway to the first floor accommodation. The first floor landing has a

front facing window and doors to all 3 bedrooms. Ceiling hatch allowing access to the loft space.

Bedroom 1**4.78 m x 2.73 m**

Double size bedroom with front facing window giving views across farmland towards the Moray Firth. Built-in cupboard with fitted shelf and hanging rail.

**Bedroom 2****4.11 m x 3.01 m**

Double size bedroom with double rear, facing window. Double built-in wardrobe with sliding mirror doors, fitted shelving, hanging rail and the gas central heating boiler (new boiler installed December 2023). Built-in cupboard with fitted shelf and hanging rail.



Bedroom 3**3.26 m x 3.05 m**

Double size bedroom with rear facing window. Built-in cupboard with fitted shelf and hanging rail.

**Loft Space**

Ceiling hatch with pull down ladder allows access from the first floor landing to the floored and lined loft space.

OUTSIDE

Enclosed garden areas to the front, side and rear of the property. The gardens have been laid in stone chips for ease of maintenance. The rear garden enjoys a generally southerly aspect making it a super suntrap during the summer months. A paved patio provides a super spot for alfresco dining and enjoying the sun during the summer months.

N.B

The owner owns a wooden garage on a garage site at the rear of the property. The rent payable to the Moray Council for the garage site is approximately £95 per annum. It will

be the responsibility of a purchaser to confirm that any lease will be transferable.





SERVICES

Mains water, electricity, 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=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