

CLUNY ESTATE AGENTS

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5 Patrol Place, Portknockie AB56 4JR



This detached one and a half storey two bedroom cottage is located in the picturesque coastal village of Portknockie, just a short distance from the harbour, and would make an ideal first-time buy or holiday let.

**DETACHED COTTAGE
TWO BEDROOMS
ELECTRIC HEATING
DOUBLE GLAZING
COUNCIL TAX BAND A
EPC RATING G
FREEHOLD
VIEWING HIGHLY RECOMMENDED**

**Offers Over
£147,000**

E1095

This traditional two bedroom one and a half storey cottage enjoys an elevated location in the picturesque coastal village of Portknockie, just a short distance from the harbour.

In walk-in condition, the accommodation comprises: Entrance hallway with storage cupboard and cloakroom/wc, modern newly fitted kitchen with integrated appliances and dining space, and a living room with stove. Upstairs is a landing, two double bedrooms, one with storage area/study space, and a bathroom.

The property has double glazed sash and case windows to the downstairs, recently installed electric underfloor heating to the ground floor and electric panel heaters upstairs. This would make an ideal first-time buy, investment purchase or holiday home and we highly recommend a viewing.

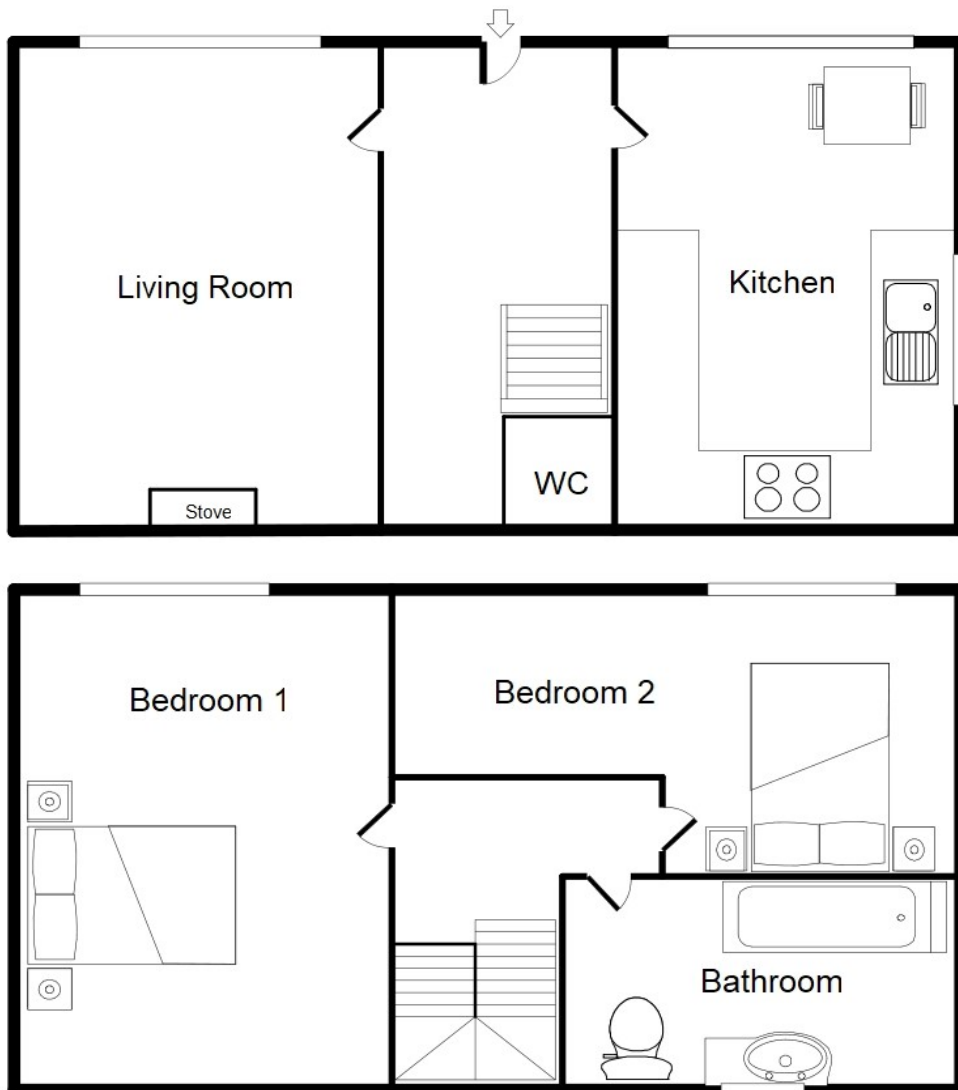




**If you are thinking of selling your property, we would be delighted to offer a free valuation
Please contact us on 01343 548505**

- Kitchen 4.64m x 2.70m
- Lounge 3.95m x 3.09m
- WC 2.11m x 0.86m

- Bedroom 1 4.57m x 3.47m
- Bathroom 2.66m x 1.79m
- Bedroom 2 4.64m x 2.47m



Please note these floorplans are not to scale and are for representation purposes only

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Any measurement, usage or description of the property should be taken as a guideline only and the existence of any Building Warrant/Planning Permission should be verified prior to purchase.