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6 VICTORIA PLACE
PORTKNOCKIE, AB56 4LH



Traditional Semi-Detached Dwellinghouse

- Modernised home in picturesque coastal village
- Many traditional features. D.G & gas C.H
- Hallway, Lounge, Fitted Dining Kitchen, Office/Bedroom 4
- 2 Bathrooms & 3 Double Bedrooms.
- Enclosed rear garden. Garden shed.

Offers Over £179,000
Home Report Valuation £180,000

www.stewartwatson.co.uk

6 VICTORIA PLACE, PORTKNOCKIE, AB56 4LH

TYPE OF PROPERTY

We offer for sale this traditional semi-detached dwellinghouse which is situated within the popular coastal village of Portknockie. The property is conveniently placed for the local shops, schools, picturesque harbour and many coastal walks with additional shops, supermarkets and amenities being available in the nearby town of Buckie. This property offers spacious, well-appointed accommodation over two floors and benefits from full double-glazing and mains gas central heating. This home has been upgraded and modernised over the years but many of the traditional features have been retained including the panelled internal doors, sweeping staircase and beautiful fireplaces which will certainly appeal to those with a love

of charm and character. The present owner has presented the property well, it has been tastefully decorated in neutral tones and all fitted floorcoverings, curtains, window blinds and light fittings are to be included leaving this home in a true move in condition.

ACCOMMODATION

Hallway

Enter through glass panelled exterior door into the hallway which has doors to the lounge, office/bedroom 4 and the ground floor bathroom. Understairs storage area with storage hooks. The staircase allows access from this entrance hallway to the first-floor accommodation.



Lounge

4.96 m x 3.06 m

Front facing window. Traditional wooden fire surround, recessed fireplace with multi stove set on a raised slate hearth. Illuminated display alcove with fitted shelving. Glass panelled door to the dining kitchen.



Dining Kitchen

4.94 m x 2.38 m

Double aspect room with front and rear facing windows. Fitted with a selection of base and wall mounted units cream coloured, shaker style finish with wood effect countertops and upstands. Integrated induction hob, electric oven and extractor hood. The washing machine and

fridge are to be included in the price. Sink and drainer unit with mixer tap. Splashback tiling and midwall panelling. Glass panelled exterior door giving access to the front of the property. Ceiling hatch allowing access to the loft space.



Bathroom

2.60 m x 1.66 m

Rear facing window. Fitted with a white suite comprising of toilet wash hand basin and bath with shower fitment

above. Splashback tiling. Timber wall linings to dado height.



Office/Bedroom 4**2.90 m x 2.64 m**

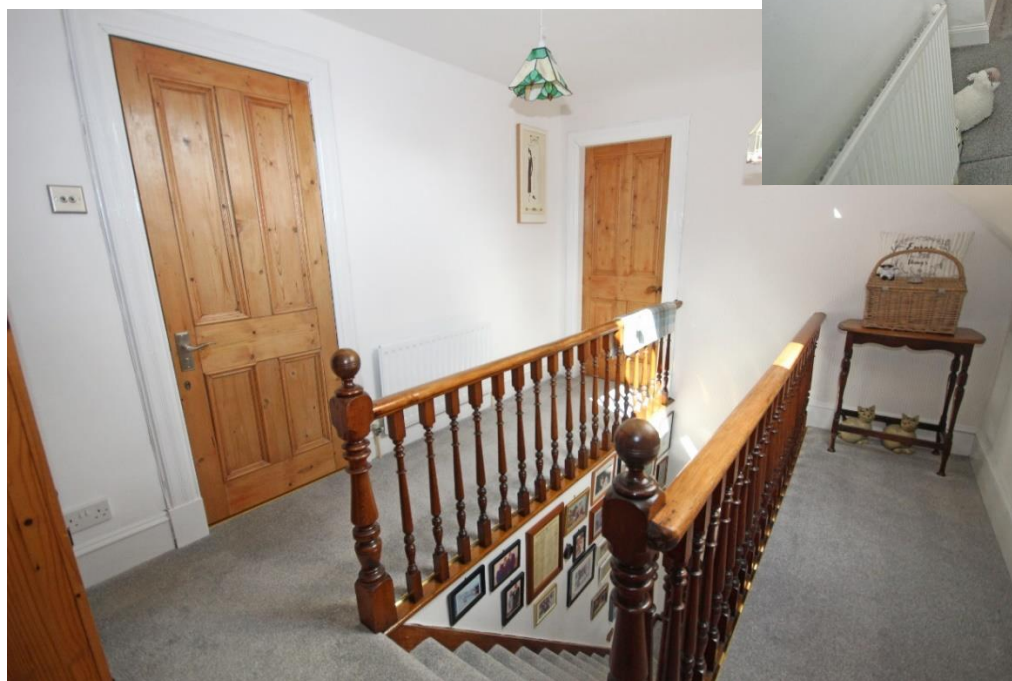
Rear facing window. Presently used as a store but providing space for use as a family room, office or as an additional ground floor bedroom if required.

Bedroom 1**4.90 m x 3.03 m**

Double size, ground floor bedroom with front facing window. Traditional wooden fire surround, beautiful fireplace with tiled hearth. Built in cupboard with fitted shelving.

**Staircase**

Sweeping staircase with traditional banister and spindles allows access from the entrance hallway to the first-floor accommodation. The first floor landing has a front facing Velux style roof window and doors bedroom 2, bedroom 3 and the first floor bathroom. **The first floor accommodation has coombed ceilings and measurements are given at widest points.**



Bedroom 2

4.08 m x 3.08 m

Double size bedroom with front facing window.



Bathroom

2.73 m x 1.53 m

Rear facing Velux style roof window. Fitted with a white suite comprising of toilet, wash hand basin and bath with shower fitment above. Recessed area with airing shelving and the gas central heating boiler. Splashback tiling.



Bedroom 3

4.10 m x 2.96 m

Double size bedroom with front facing window.

OUTSIDE

Enclosed garden area to the rear of the property, which has been laid in paving for ease of maintenance. The rear garden enjoys a generally westerly aspect making it a super suntrap during the summer months. Wooden garden store.



SERVICES

Mains water, electricity, gas and drainage.

ITEMS INCLUDED

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

Council Tax

The property is currently registered as band A

EPC Banding

EPC=E

Viewing

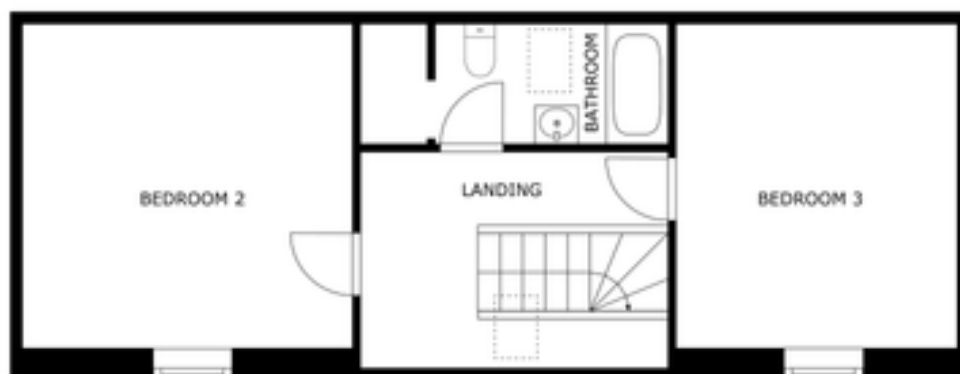
By appointment only which can be arranged by contacting our Buckie Office on 01542 833255

Email buckie.property@stewartwatson.co.uk

Reference Buckie/CF



The picturesque harbour and rugged coastline are close to the property.



FLOOR 2



FLOOR 1

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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