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LAW PRACTICE

9 New Street Portknockie AB56 4LR
£235,000 offers over

Property summary

Detached Three Bedroom Family Home with Garden & Driveway

Double-Glazing, Gas Central Heating,

Council Tax Band Currently "B", EPC Band "C".

Full details

Portknockie is a picturesque village in Moray, one of the sunniest and driest counties in Scotland. The area offers a wide range of excellent places to stay, eat, and shop. It is renowned for its breathtaking scenery, long sandy beaches, and abundant wildlife, along with leisure and recreational opportunities, including golf and angling. Portknockie is on a regular bus route with easy access to the nearby town of Buckie and the larger town of Elgin. Both towns offer major supermarkets, a variety of independent shops, and a broad selection of sporting and recreational facilities. The cities of Aberdeen and Inverness are also within an commuting distance. This family home is within easy walking distance of the harbour, primary school, general store, popular fish and chip shop, hotel and all other local amenities.

This spacious home has been tastefully decorated, and is presented in walk-in condition, ideal for family living. Renovated to a high standard, it boasts a fantastic dining kitchen and a beautifully appointed large bathroom.

The accommodation comprises: on the ground floor – entrance hall, lounge, dining kitchen, utility room, and bathroom; on the first floor - three double bedrooms. All fitted carpets, floor coverings, window blinds, and light fittings are included in the sale price.

The property is accessed via uPVC glazed door into the hall, which leads to the lounge, dining kitchen, bathroom, and staircase to the first floor. Storage is provided by an under-stair cupboard. LVT flooring in the hall continues throughout the entire ground floor. The lounge is bright and welcoming, with a front-facing window as well and a glazed uPVC door giving access out to the side of the property.

The dining kitchen is fitted with a range of shaker-style base and wall-mounted units in sage green, complemented by wood-effect worktop and tiled splashback. Integrated appliances include an *Indesit* fridge/freezer, *Zanussi* electric oven, gas hob with extractor above, and *Bosch* dishwasher. A *Lamona* sink with drainer and mixer tap. There is ample space for a dining set by the window which overlooks the front of the property.

Type: Detached House

Availability: For Sale

Bedrooms: 3

Bathrooms: 1

Reception Rooms: 1

Parking: On Road Parking

Outside Space: Rear Garden

Council Tax Band: B

The utility room, accessed via the kitchen, is fitted with matching shaker-style units, wood effect worktop, and a 1½ stainless steel sink with drainer and mixer tap with with space available for a washing machine and tumble. A glazed uPVC door leads directly to the rear garden.

The bathroom has been beautifully upgraded with porcelain stone effect tiling and complementary finishes. The white suite comprises a WC, hand basin set atop a storage cabinet, bath, and separate shower cubicle with mains shower. There is a window to the rear of the property.

The carpeted staircase leads to the first-floor landing and three double bedrooms. Bedrooms 1 and 2 are dual aspect and benefit from built-in wardrobes with hanging rails and shelving. Bedroom 3 has a rear-facing roof window. All three bedrooms are decorated in neutral tones and finished with grey fitted carpets.

Outside

The rear garden is laid to stone chip for ease of maintenance, while the side garden provides a lock-block driveway with parking for several vehicles.

Lounge	4.05m x 4.00m	Bedroom 1	4.05m x 3.70m
Kitchen	4.05m x 3.20m	Bedroom 2	4.05m x 3.25m
Bathroom	3.80m x 2.70m	Bedroom 3	4.15m x 1.90m
Utility	2.60m x 1.50m		

Important Information

These particulars do not constitute any part of an offer or contract. All statements contained therein while believed to be correct are not guaranteed. Intending purchasers must satisfy themselves by inspection or otherwise, as to the accuracy of each of the statements contained within these particulars. No warranty is provide for the kitchen appliances which will remain.

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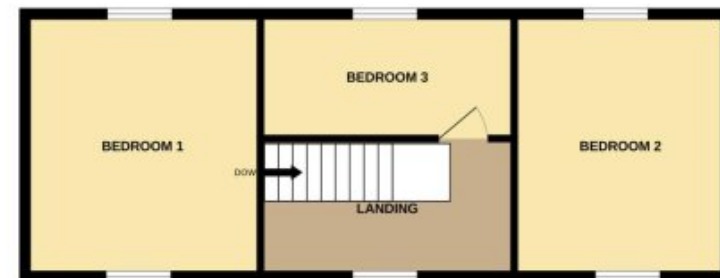




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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