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2 PATROL PLACE
PORTKNOCKIE, AB56 4JR



Traditional Semi-Detached Dwellinghouse

- Popular coastal village close to the picturesque harbour
- Upgraded & modernised home with D.G & mains gas C.H.
- Lounge with wood burning stove, Fully Fitted Kitchen
- Shower Room, Bathroom & 3 Double Bedrooms.
- Enclosed garden. Attached Workshop with loft space.

Offers Over £158,000
Home Report Valuation £160,000

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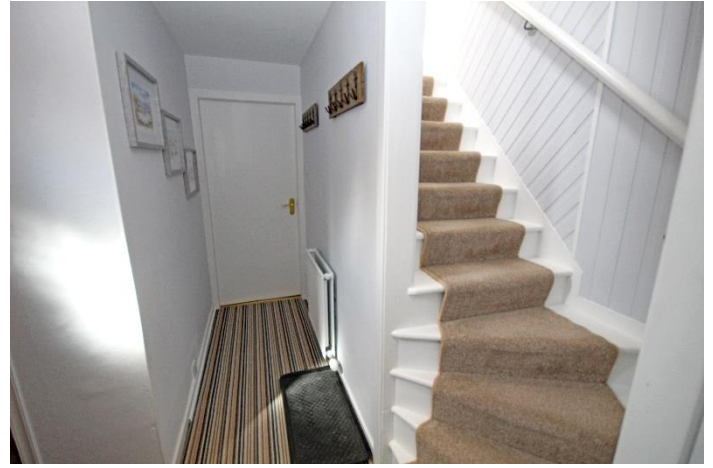
TYPE OF PROPERTY

We offer for sale this traditional semi-detached dwellinghouse, which is situated in a popular residential area of the coastal village of Portknockie. The property is conveniently placed for the village shops and is close to the picturesque harbour, rugged coastline and many coastal walks. This charming property offers well-appointed accommodation over two floors with a double bedroom and shower room on the ground floor and 2 further double bedrooms and a bathroom on the first floor. The property has been upgraded and modernised over recent years and benefits from double-glazing, mains gas central heating, a wood burning stove and a fully fitted kitchen (installed 2026) with integrated appliances. The present owners have 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 and bedroom 1. The staircase gives access from this area to the first floor accommodation.



Lounge

4.57 m x 3.87 m

Double aspect room with front and rear facing windows. Feature brick-built fireplace with substantial wooden mantle and wood burning stove set on a slate hearth. Recessed area with fitted book/display shelving. Open plan with step down to the kitchen. Door to the shower room.



Kitchen

2.97 m x 1.95 m

Rear facing window. Newly fitted in 2026 with a modern selection of base and wall mounted units in a modern, grey coloured, gloss effect finish with wood effect countertops



and midwall panelling. Integrated induction hob, oven, extractor hood, dishwasher, washing machine and fridge freezer. Sink and drainer unit with mixer tap. Recessed understairs pantry area with fitted shelving.



Shower Room

2.19 m x 1.56 m

Rear facing window. Fitted with a white suite comprising of toilet, wash-hand basin and walk-in shower with glazed

shower screen. Wet wall splashback panelling. Extractor fan. Electric radiator. Non-slip flooring.



Bedroom 1

3.82 m x 3.15 m

Ground floor double size bedroom with front facing window. Double, built-in cupboard housing the fuse box.



Staircase

Staircase with wooden banister and fitted carpet runner allows access from the entrance hallway to the first floor accommodation. The first-floor landing has doors to bedroom 2, bedroom 3 and the bathroom. Front facing Velux style roof window. Walk-in cupboard with fitted shelving and housing the gas central heating boiler. **The first floor accommodation has some coombed ceilings and measurements are given at the widest points.**



Bathroom

3.75 m x 1.95 m

Rear facing Velux style roof window. Fitted with a white suite comprising of toilet, wash-hand basin, bath and shower cubicle. Wetwall panelling within the shower



Bedroom 2

4.02 m x 3.66 m

Double size, double aspect bedroom with front and rear facing Velux style roof windows. Three double fitted cupboards with vanity/study area.





Bedroom 3

4.02 m x 2.89 m

Double size, double aspect bedroom with front and rear facing Velux style roof windows. Fitted wardrobe with shelved display area.



OUTSIDE

An enclosed garden lies opposite the rear of the property on Seaforth Street. The garden has been laid in paving slabs and stone chips for ease of maintenance with some established shrub borders. Drying poles. Garden store.

Workshop/Store

Attached to the side of the property is a workshop/store with power and light. Exterior door from the front street. Ceiling hatch with fold down wooden ladder allows access to the floored and lined loft space. This area provides an excellent workshop/studio and may be suitable for development to provide additional accommodation subject to obtaining any necessary planning consents.



Email buckie.property@stewartwatson.co.uk

Reference Buckie/CF



The picturesque harbour and rugged coastline are close to the property



SERVICES

Mains water, electricity, gas and drainage.

ITEMS INCLUDED

All fitted floorcoverings, curtains, window blinds and light fittings.

N.B

The property is fully furnished and many items of furniture and furnishings can be made available for sale by separate negotiation if required.

Council Tax

The property is currently registered as band A

EPC Banding EPC=D

Viewing

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



FLOOR 1



FLOOR 2

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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