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**20 SAMSON STREET
PORTKNOCKIE, AB56 4LY**



Traditional Semi-Detached Dwellinghouse

- Popular residential area close to Moray Firth Coast
- Spacious, extended accommodation. D.G & gas C.H
- Vestibule, Hallway, Lounge, Dining Area, Fitted Kitchen
- Bathroom, Shower Room & 3 Bedrooms. Loft Space.
- Enclosed garden. Off road parking. Wooden Garage.

Offers Over £135,000
Home Report Valuation £135,000

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TYPE OF PROPERTY

We offer for sale this traditional, semi-detached dwellinghouse, which is situated within a popular residential area of the coastal village of Portknockie. The property is conveniently placed for the village shops, Primary and Nursery schools and is close to the small harbour and many coastal walks. This home offers spacious, well-appointed accommodation over two floors and benefits from double-glazing and mains gas central heating. All fitted floorcoverings, curtains, window blinds and light fittings are to be included in the price.

ACCOMMODATION

Vestibule

Enter through glass panelled exterior door into the vestibule. Panelled door to the hallway.

Hallway

Enter into the hallway, which has doors to the lounge, bedroom 1 and bedroom 2. Fitted corner display unit.

Lounge

4.48 m x 3.56 m

Front facing window. Fireplace with electric fire. Two corner units with fitted shelving. Panelled door to the inner hallway.



Inner Hallway

This area has doors to the lounge, dining area and shower room. Built-in understairs cupboard with fitted shelving, light and fuse box. Built-in cupboard with fitted shelving and power point. Double built-in cupboard with sliding doors, fitted shelf and hanging rail. Exterior door giving access to the rear garden.

Dining Area

3.43 m x 1.96 m

Large side facing window overlooking the rear garden. Fitted bench seat. Open plan to the kitchen. Timber wall linings.

Kitchen

4.70 m x 2.70 m

Open plan from the dining area. Double aspect room with side and rear facing windows. Fitted with a selection of base and wall mounted units in an oak effect finish. Integrated electric hob, double oven and extractor hood. One and a half bowl sink and drainer unit with mixer tap. Splashback wall tiling. Features of the kitchen include wall mounted, glass fronted display cabinet and shelved display areas. Timber wall linings.





Shower Room **2.16 m x 1.53 m**
Side facing window. Fitted with a pastel-coloured suite comprising of toilet, wash-hand basin and shower cubicle. The wash-hand basin is inset into a vanity unit with storage cupboards and drawers fitted below. Splashback wall tiling. Timber wall linings.



Bedroom 1 **3.31 m x 3.06 m**
Front facing window. Built-in cupboards with sliding doors, fitted shelving and wardrobe space.



Bedroom 2 **3.42 m x 2.88 m**
Rear facing window. Triple built-in wardrobe with sliding mirror doors fitted shelving and hanging rail.



Staircase
Carpeted staircase allows access from the hallway to the first floor accommodation. The first floor landing has a rear facing Velux style roof window and doors to the bathroom, bedroom 3 and the loft space. **The first floor accommodation has some coombed ceilings and measurements are given at widest points.**

Bedroom 3 **3.88 m x 3.79 m**
Double front facing window. Three built-in cupboards.



Bathroom **2.60 m x 2.08 m**
Front facing window. Fitted with a white suite comprising of toilet, wash-hand basin and bath. Splashback wall tiling. Timber wall linings.



Loft

Floored loft space providing useful, accessible storage from the first floor landing.

OUTSIDE

The property occupies a corner site with garden areas to the front, side and rear. The gardens are mainly enclosed and are laid in stone chips and paving for ease of maintenance. A paved patio area at the rear of the property provides a super spot for alfresco dining. Rotary clothes dryer. Paved and stone chip driveway allows access to the garage and provides off road parking.

SERVICES

Mains water, electricity, gas and drainage.

ITEMS INCLUDED

All fitted floorcoverings, curtains, window blinds and light fittings. The integrated kitchen appliances. Wooden garage.

Council Tax

The property is currently registered as band B

EPC Banding EPC=D

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



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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