



8 KING EDWARD TERRACE PORTKNOCKIE, AB56 4NX

£430,000
FREEHOLD

Deena Aranci of Aranci & Firth is delighted to present this charming and substantial detached family home, set in the picturesque coastal village of Portknockie.

Dating back to 1912, this characterful property has been tastefully renovated by the current owners, offering versatile living space, beautifully blending period charm with modern family living. The accommodation is generous and well balanced, featuring two spacious living rooms with cosy log burning stoves, that are ideal for both entertaining and relaxed family life, each offering flexibility to suit a variety of lifestyles.

The well equipped kitchen features a breakfast bar, perfect for causal dining and the dining area with French doors leading out to the decked area, is perfect for family meal or hosting guests.

The home boasts four well-proportioned bedrooms, with the fifth bedroom currently be used as a home office, providing ample space for growing families, guests, or those working from home. The four-piece family bathroom, utility room with raised appliances, boot room and storage cupboards complete the well-balanced layout of this attractive home.

Outside, you have the front garden and driveway that can accommodate multiple vehicles, car charging unit and garage with electric door. To the rear, you have the large secure garden with an impressive summer house with power, garden shed and decked and patio seating areas.

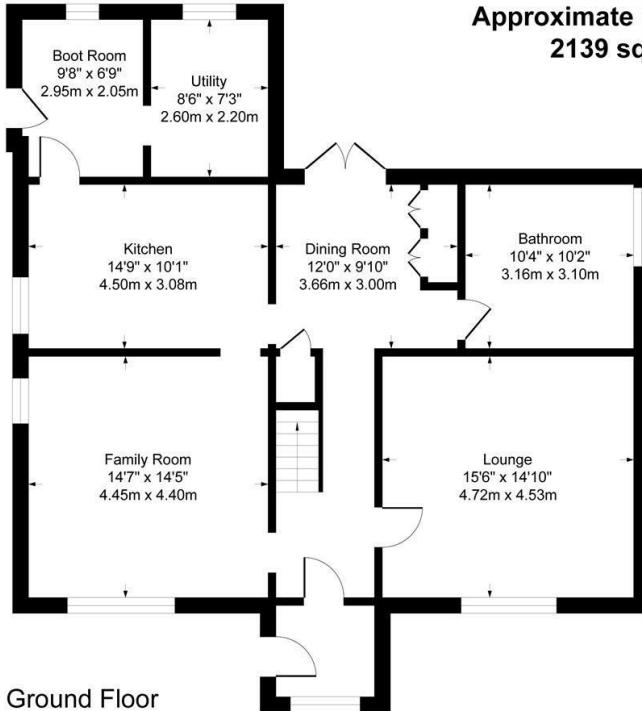
**ARANCI
& FIRTH**
PROPERTY

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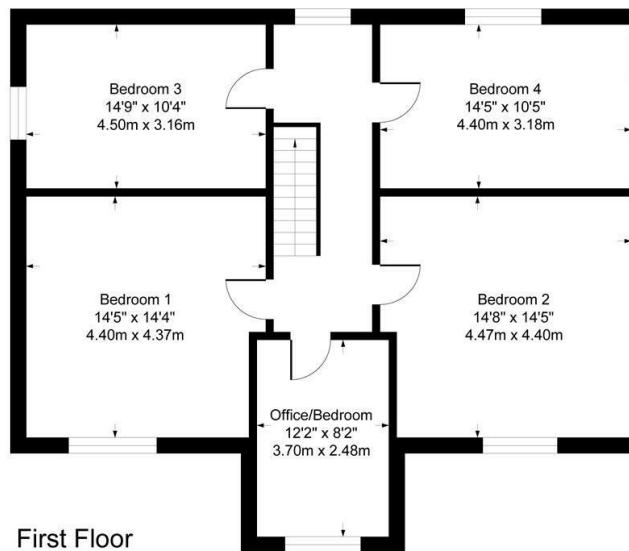
- Charming detached period home dating back to 1912, complete with summer house and garage
- Delightful family home, renovated by current owners offering flexible accommodation
- Four well-proportioned bedrooms with a office home/fifth bedroom if required
- Two spacious living rooms with cosy log burning stoves and dining room, ideal for family living
- Character features throughout
- Located in the of the sought-after coastal village of Portknockie
- Easy access to the harbour, coastal walks and local amenities
- Flexible layout suited to modern lifestyles
- Strong sense of community and village atmosphere
- Rare opportunity to purchase a substantial home in walk-in condition in a coastal location







Approximate Gross Internal Area
2139 sq ft - 199 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Scotland		66	78
EU Directive 2002/91/EC			

EPC Rating: D Council Tax Band: D

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Inclusions: - Included in the sale are all fixed floor coverings, window blinds and integrated appliances.

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