

# STEWART & WATSON

your **complete** property & legal service

**4 VICTORIA STREET**  
**PORTKNOCKIE, AB56 4LQ**



### *Traditional Detached Dwellinghouse*

- Popular area close to picturesque harbour & Moray Firth Coast
- Spacious, fully modernised home with D.G & gas C.H
- Hallway, Large Lounge, Fitted Dining Kitchen, Store Room
- Bathroom, Shower Room & 3 Double Bedrooms.
- Small enclosed rear garden.

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

**[www.stewartwatson.co.uk](http://www.stewartwatson.co.uk)**

### **TYPE OF PROPERTY**

We offer for sale this traditional stone built detached dwellinghouse, which is situated in a popular residential area of the popular coastal village of Portknockie. The property is conveniently placed for the local shops, schools, picturesque harbour and many coastal walks. This home has been extensively modernised and upgraded over the years and now offers spacious, well-appointed accommodation over two floors with full double-glazing and mains gas central heating. The present owners have presented the property exceptionally well, it has been tastefully decorated in fresh neutral tones and all fitted floorcoverings, curtains, window blinds and light fittings are to be included in the price leaving this home in a true move-in condition.

### **ACCOMMODATION**

#### **Hallway**

Enter through glass panelled exterior door into a spacious entrance hallway incorporating a study area. The hallway has doors to the lounge, shower room and bedroom 3. The staircase gives access from this area up to the first-floor accommodation. Built in under stairs cupboard. Stone floor tiling.



#### **Study Area**

Rear facing window. Fitted with a selection of base and wall mounted units in an oak effect, shaker style finish providing excellent storage. An L shaped, granite effect countertop provides a large corner desk. Stone floor tiling.



#### **Lounge**

**4.75 m x 4.00 m**

Spacious, double aspect room with front and rear facing windows. Recessed former fireplace with exposed stonework. Fitted wall shelving. Built-in cupboard housing the electric meter. Step up, with door leading to the dining kitchen. Stone floor tiling.



### Dining Kitchen

4.78 m x 4.03 m

A spacious room with two front facing windows. Fitted with a quality selection of base and wall mounted units with solid oak, shaker style doors and slate effect countertops. Integrated dishwasher. **The American style fridge freezer, washing machine and electric range cooker are**

**to be included in the sale price.** Features of the kitchen include shelved display areas and glass effect upstands. One and a half bowl sink and drainer unit with mixer tap. Ceiling hatch with pull down ladder allowing access to a floored loft, which has a front facing roof window. Door to the store room.



### Store Room

3.89 m x 1.88 m

Side facing window. A fully lined room providing excellent storage for outdoor equipment. Wall mounted gas central heating boiler. Fitted hooks. Glass panelled exterior door giving access to the small rear garden area.

### Bedroom 3

3.99 m x 3.62 m

An L-shaped, double aspect room with front and rear facing windows. Double cupboard below the front facing window.



### Shower Room

2.52 m x 2.20 m

An L-shaped room fitted with a white suite comprising of toilet, wing top wash-hand basin and large shower cubicle.



Double cupboard fitted below the wash hand basin providing useful storage. Wall tiling within the shower area. Heated towel ladder radiator.

### Staircase

A carpeted staircase with wooden banister and spindles allows access from the entrance hallway to the first floor accommodation. The first floor landing has doors to bedroom 1, bedroom 2 and the bathroom. Front facing Velux style roof window. Built-in airing cupboard with radiator and fitted shelving. **The first floor accommodation has some coombed ceilings and measurements are given at widest points.**



### Bedroom 1

4.18 m x 3.60 m

Double size bedroom with large front facing window and rear facing Velux style roof window.





### Bathroom

3.45 m x 2.05 m

Rear facing Velux style roof window. Fitted with a white suite comprising of toilet, wash-hand basin and bath with

shower fitment above. Splashback wall tiling Two heated towel ladder radiators. Mirrored wall cabinet.



### Bedroom 2

4.18 m x 2.66 m

Double size bedroom with large front facing window. Wall to wall built-in cupboards and triple built-in wardrobe with sliding mirror doors, fitted shelf and hanging rail.





### OUTSIDE

A small, enclosed garden area lies to the rear of the property. The garden area has been laid in concrete and stone chips for ease of maintenance. Brick built garden store. Outside light and water tap.



### SERVICES

Mains water, electricity, gas and drainage.

### ITEMS INCLUDED

All fitted floorcoverings, curtains, window blinds and light fittings. The American style fridge freezer, washing machine and range cooker.

**N.B** The property is presently fully furnished, and all 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 B

**EPC Banding** EPC= C

### Viewing

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

**Email** [buckie.property@stewartwatson.co.uk](mailto:buckie.property@stewartwatson.co.uk)

**Reference** Buckie/CF



The picturesque harbour and impressive Bow Fiddle Rock are close to the property.



**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.**

The Property Shop, 2 Main Street, Turriff AB53 4AD (01888) 563777  
 59 High Street, Turriff AB53 4EL (01888) 563773  
 65 High Street, Banff AB45 1AN (01261) 818883  
 42/44 East Church Street, Buckie AB56 1AB (01542) 833255  
 35 Queen Street, Peterhead AB42 1TP (01779) 476351

38 Broad Street, Fraserburgh, AB43 9AH (01346) 514443  
 21 Market Square, Oldmeldrum AB51 0AA (01651) 872314  
 4 North Street, Mintlaw, AB42 5HH (01771) 622338  
 25 Grant Street, Cullen, AB56 4RS Mon-Fri 1pm-4pm (01542) 840408  
 17-19 Duke Street, Huntly, AB54 8DL (01466) 792331