

STEWART & WATSON

your **complete** property & legal service

9 BLANTYRE PLACE
PORTKNOCKIE, AB56 4LJ



Traditional Detached Property

- Popular residential area close to Moray Firth Coast
- Renovation project requiring total modernisation
- Hallway, 2 Public Rooms, Kitchen area, Shower
- 2 Attic Bedrooms. Side Annexe with Toilet
- Small area of outside space.

Offers Over £50,000

Home Report Valuation n/a

www.stewartwatson.co.uk

TYPE OF PROPERTY

We offer for sale this traditional detached property, which is situated within a residential area in the popular coastal village of Portknockie. The property is conveniently placed for the village shops, quaint harbour and beautiful rugged Moray Firth Coast. This is an excellent development opportunity, which will be sold as seen offering exceptional potential for those seeking a project in a picturesque coastal village.

The property is not habitable at present and therefore is not suitable for those requiring a mortgage.

ACCOMMODATION

Hallway

Enter through glass panelled exterior door into the entrance hallway, which allows access to the lounge and sitting room. The staircase allows access from this area to the first floor accommodation.

Lounge

3.97 m x 3.48 m

Double aspect room with front and rear facing windows. Wooden fire surround with tiled fireplace and hearth. Built-in cupboard with fitted shelving and the electric meter.



Sitting Room

3.54 m x 3.02 m

Front facing window. Doors to the entrance hallway and the side store/outhouse. Open plan to the kitchen area.



Kitchen

3.75 m x 1.54 m

Fitted base units. Integrated electric hob and oven. Access to understairs storage area. Door to the shower room.



Shower Room

3.81 m x 0.84 m

Side facing window. Fitted with a white shower cubicle. Wetwall panelling within the shower area.

Store/Outhouse

4.40 m x 2.64 m

Front facing window. Sink unit. Solid fuel stove. Cupboard housing toilet, with small side facing window.

Staircase

Staircase with banister allows access from the entrance hallway to the first floor accommodation. The landing area has access to the 2 attic bedrooms. Rear facing roof

skylight window. Built-in cupboard with fitted coat hooks. Fuse box. **The first floor accommodation has some coombed ceilings and measurements are given at widest points.**



Bedroom 1

3.83 m x 3.59 m

Front and rear facing roof skylight windows. Hot water tank. Wooden fire surround, tiled fireplace and hearth.



Bedroom 2

3.54 m x 3.15 m

Front facing roof skylight window.



OUTSIDE

Strips of ground to the front, sides and rear of the property which are laid in concrete.



SERVICES

Mains water, electricity and drainage.

N.B

The property will be sold as seen and no warranties will be given as to the working order of any of the services.

Council Tax

The property is currently registered as band A

EPC Banding band F

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



The small harbour and rugged coast 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