

STEWART & WATSON

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29 SEAFIELD STREET
PORTKNOCKIE, AB56 4LX



Traditional Detached Dwellinghouse

- Popular residential area of coastal village
- Spacious accommodation with D.G & mains gas C.H
- Hallway, Lounge, Dining Area, Kitchen
- Bathroom & 4 Bedrooms (1 with en-suite)
- Enclosed rear garden.

Offers Over £120,000
Home Report Valuation £120,000

www.stewartwatson.co.uk

TYPE OF PROPERTY

We offer for sale this traditional, detached dwellinghouse, which is situated within a popular residential area of the coastal village of Portknockie. The property is close to the small harbour, rugged coastline and many coastal walks with the village also having shops, Primary schools and a regular bus service to the nearby towns of Cullen and Buckie. This Grade C listed home offers spacious accommodation over two floors and benefits from double-glazing (with the exception of one window) and mains gas central heating but would be enhanced by upgrading and modernisation. Any fitted floorcoverings, curtains, window blinds and light fittings within the property will remain and are included in the price.

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

4.95 m x 4.56 m

Spacious, triple aspect room with front, side and rear facing windows. Tiled fireplace and hearth. Recessed alcove with cupboard below housing the gas meter. Door to the kitchen. Open plan to the dining area.



Dining Area

3.75 m x 2.85 m

Open plan from the lounge, an L shaped room with rear facing window.



Kitchen

3.86 m x 3.04 m

Side and rear facing windows. Fitted with a selection of base and wall mounted units. One and a half bowl sink and drainer unit with mixer tap. Splashback wall tiling. Fitted table. Open to the rear vestibule.



Rear Vestibule

Fitted shelf and hooks. Glass panelled exterior door giving access to the rear garden.

Bedroom 1

3.60 m x 3.20 m

Front facing window with electric meter below. Recessed alcove. Door to en-suite.



En-suite

3.20 m c 1.18 m

Rear facing window. Fitted with a white suite comprising of toilet, wash-hand basin and shower cubicle. Wall tiling within the shower area.

Staircase

A carpeted staircase gives access from the entrance hallway to the first floor accommodation. The first floor landing has doors to the bathroom and the 3 first floor bedrooms. Double built-in cupboard with fitted shelving. Ceiling hatch allowing access to the loft space. **The first floor accommodation has coombed ceilings and measurements are given at widest points.**



Bedroom 2

4.91 m x 2.80 m

Front facing bay window giving views towards the sea at the end of the street.



Bedroom 3

3.75 m x 3.48 m

Double size bedroom with front facing bay window. Walk in cupboard with fitted shelving and the gas central heating boiler.

Bedroom 4

3.94 m x 2.86 m

Front facing roof sky light window (single glazed). An L shaped room with glazed panel allowing light to pass to the first floor landing.



Bathroom

1.92 m x 1.86 m

Large rear facing window. Fitted with a white suite comprising of toilet, wash-hand basin and bath with shower

fitment above. Full wet wall panelling. Heated towel ladder radiator.



OUTSIDE

The garden area to the rear of the property is mainly enclosed but is an overgrown and unkempt state. The rear garden enjoys a generally westerly aspect making it a super suntrap during the summer months. A paves/stone chip drive at the side of the property allows access to a wooden garage which is in a dilapidated state. Wooden garden shed.



SERVICES

Mains water, electricity, gas and drainage.

ITEMS INCLUDED

All fitted floorcoverings, curtains window blinds and light fittings.

Council Tax

The property is currently registered as band B

EPC Banding

EPC=E

Viewing

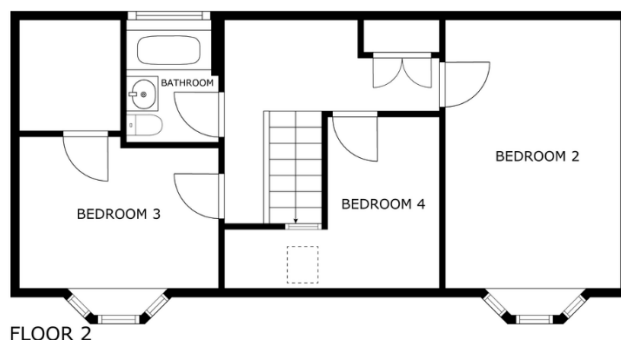
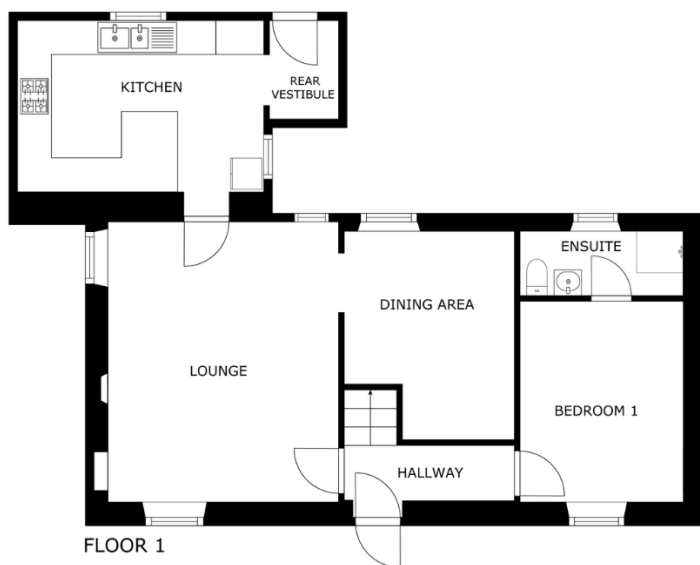
By appointment only which can be arranged by contacting our Buckie Office on 01542 833255

Email buckie.property@stewartwatson.co.uk

Reference Buckie/CF



The picturesque harbour and rugged coastline 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

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25 Grant Street, Cullen, AB56 4RS Mon-Fri 1pm-4pm (01542) 840408

17-19 Duke Street, Huntly, AB54 8DL (01466) 792331