

# STEWART & WATSON

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**SOUTH VIEW 4 HAIG STREET  
PORTKNOCKIE, AB56 4NT**



## ***Substantial & Spacious Detached Family Dwellinghouse***

- Close to shops & schools in popular coastal village
- Full D.G, mains gas C.H & multi-fuel stove
- Hallway, Lounge, Dining Room, Kitchen, Utility Room
- Bathroom, Shower Room & 3 Double Bedrooms.
- Large rear garden. Off road parking spaces. Garden Shed.

***Offers Over £239,000***  
***Home Report Valuation £240,000***

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

## SOUTH VIEW, 4 HAIG STREET, PORTKNOCKIE, AB56 4NT

### TYPE OF PROPERTY

We offer for sale this substantial 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, nursery, primary school and many coastal walks. Many traditional features within this property have been retained including the panelled internal doors, sweeping staircase and plaster ceiling cornice detailing which will certainly appeal to those seeking a home of considerable charm and character. South View offers spacious family accommodation over two floors, it has been upgraded and modernised over the years and boasts full double glazing, mains gas central heating and a wood burning stove. The present owners have presented the property well, it has been tastefully decorated, and all fitted floorcoverings, curtains, window blinds and light fittings are to be included in the price.

### ACCOMMODATION

#### Hallway

Enter through glass panelled exterior door into the hallway which has doors to the lounge and bedroom 1. Built-in understairs cupboard with fitted shelf, hanging rail and the

electric meter. Traditional floor tiling. The staircase allows access from this area to the first floor accommodation.



#### Lounge

5.22 m x 3.62 m

Double front facing window. Substantial wooden fire surround, recessed fireplace with wood burning stove set on a tiled heart. Illuminated display alcove with fitted shelving. Doors to dining room and inner hallway.



**Dining Room****3.68 m x 2.83 m**

Rear facing window. Built in cupboard with fitted shelf, hooks and light.

**Kitchen****3.18 m x 3.18 m**

An L-shaped, double aspect room with side and rear windows. Fitted with a selection of base and wall mounted units in an oak effect finish. One and a half bowl sink with drainer unit. The electric cooker, fridge freezer, and dishwasher are to be included in the price.

**Inner Hallway**

This area has doors to the lounge, kitchen and shower room. Opening to the rear hallway. Ceiling hatch allowing access to the loft space.

**Shower Room****1.96 m x 1.66 m**

Side facing window. Fitted with a white suite comprising

of toilet, wash hand basin and corner shower cubicle. Wet wall splashback panelling, heated towel ladder radiator.



### Rear Hallway

Built in pantry cupboard with fitted shelving. Glass panelled exterior door giving access to the rear garden.

### Utility Room

**3.77 m x 1.48 m**

Side and rear facing windows. Fitted cupboards and base units providing useful storage. Sink and drainer unit. Wall mounted gas central heating boiler. Ceiling hatch allowing access to the loft space.

### Bedroom 1

**4.94 m x 3.20 m**

Spacious, double size ground floor bedroom with double front facing window. Recessed vanity/display alcove with mirror, light and shelving fitted below.



### Stairway

An attractive feature of the entrance hallway is the traditional staircase with pitch pine banister and spindles which allows access to the first floor accommodation. The first floor landing has a front facing window, doors to the bathroom, bedroom 2 and bedroom 3. **The first floor accommodation has some coombed ceilings and measurements are given at widest points.**



### Bedroom 2

**4.88 m x 3.17 m**

Spacious double size bedroom with front bay window.



### Bathroom

**3.10 m x 2.81 m**

Rear facing Velux style roof window. Fitted with a white suite comprising of toilet, wash hand basin and freestanding bath tub. Wet wall panelling splashback panelling. Double drawer unit in a white gloss effect finish fitted below the wash hand basin.



**Bedroom 3**

**4.72 m x 4.40 m**

Spacious, double size bedroom with front facing bay

window, side and rear window. Double fitted wardrobe with sliding door shelf and hanging rail.



**OUTSIDE**

The property occupies a generous size site with garden areas surrounding. The garden area to the front has been laid in grass. Stone chip driveways provide off road

parking spaces. The rear garden is enclosed making it ideal for those with children and pets. The rear garden has an area laid in grass and some stone chip and shrub borders. Patio area. Wooden shed. Wood store.





### SERVICES

Mains water, electricity, gas and drainage.

### ITEMS INCLUDED

All fitted floorcoverings, curtains, window blinds and light fittings. Electric cooker, fridge freezer, dishwasher, washing machine and tumble dryer. Wooden shed. Log store.

### N.B

The owners have permission and building warrant to extend the property at the rear to include a dining kitchen with

family area. Plans are available for inspection at our Buckie Office.

### Council Tax

The property is currently registered as band C

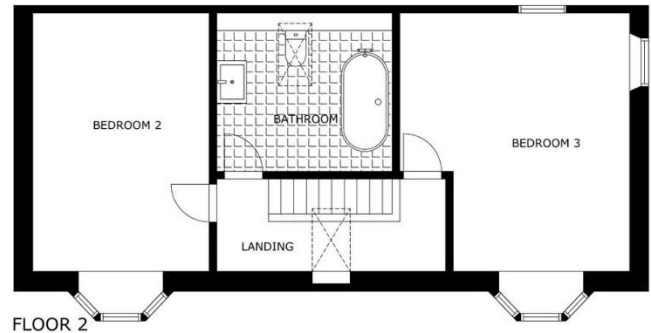
**EPC Banding** EPC=D

### Viewing

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

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

**Reference** Buckie/CF



**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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