

# STEWART & WATSON

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**REIDHAVEN, 2 STATION ROAD**  
**PORTKNOCKIE, AB56 4NS**



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

- Popular residential area close to picturesque Moray Firth Coast
- Many traditional features. D.G & mains gas C.H
- Vestibule, Hallway, Large Lounge, Sitting Room, Fitted Dining Kitchen
- Bathroom, Shower Room & 4 Double Bedrooms (1 with walk-in wardrobe).
- Garden areas surrounding. Workshop, Store & Cellar. Off road parking.

***Offers Over £270,000***  
***Home Report Valuation £270,000***

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



## REIDHAVEN, 2 STATION ROAD, PORTKNOCKIE

### TYPE OF PROPERTY

We offer for sale this substantial detached dwellinghouse, which is located within the popular coastal village of Portknockie. The property is close to the stunning rugged coastline, picturesque harbour, many coastal walks and is conveniently placed for the village shops, Primary and Nursery schools. Reidhaven offers well-appointed family accommodation of spacious, yet manageable proportions over two floors and benefits from double-glazing and mains gas central heating. This home has been upgraded over the years but many of the traditional features have been retained including the panelled internal doors and sweeping staircase which will certainly appeal to those seeking a home with charm and character. All fitted floorcoverings, curtains, window blinds and some light fittings are to be included in the price.

### ACCOMMODATION

#### Vestibule

Enter through a wooden exterior door into the vestibule. Purpose built double cupboard housing the electric meter and fuse box. Etched, glass panelled door with glazed side panels allows access to the hallway.

#### Hallway

Enter into the hallway, which has doors to the lounge, sitting/dining room, dining kitchen and bathroom. Understairs cupboard with light and hooks. The staircase allows access from this area to the first-floor accommodation.



#### Lounge

7.78 m x 4.02 m

An extremely spacious, double aspect room with large front facing bay window and two side facing windows.



Traditional wooden fire surround with marble backing, hearth and living flame style gas fire. Recessed display alcove.







### Sitting/Dining Room

5.00 m x 4.00 m

Spacious room with large front facing bay window and side facing window. Fyfestone fireplace with wooden mantle,

display area and living flame style gas fire (currently disconnected). Most recently used as a dining room but providing space for use as a family sitting room.



### Dining Kitchen

4.99 m x 3.79 m

Double aspect room with side and rear facing windows. Fitted with a selection of quality selection of base and wall units in a walnut effect, shaker style finish with granite effect countertops and midwall panelling. Features of the kitchen include:- pull out larder, deep pan drawers, a central

island unit incorporating a breakfast bar, display lighting and bottle rack. Integrated electric hob, double oven, extractor, fridge, dishwasher and coffee machine. One and a half bowl corner sink and drainer unit with mixer tap. Door to the rear vestibule.







### Rear Vestibule

Glass panelled exterior door to the rear garden.

### Bathroom

**3.97 m x 2.67 m**

Side facing window. Fitted with a champagne-coloured suite comprising of toilet, wash-hand basin, bath and separate shower cubicle. Timber wall and ceiling linings. Splashback wall tiling. Double built in cupboard with fitted shelving and the hot water tank.

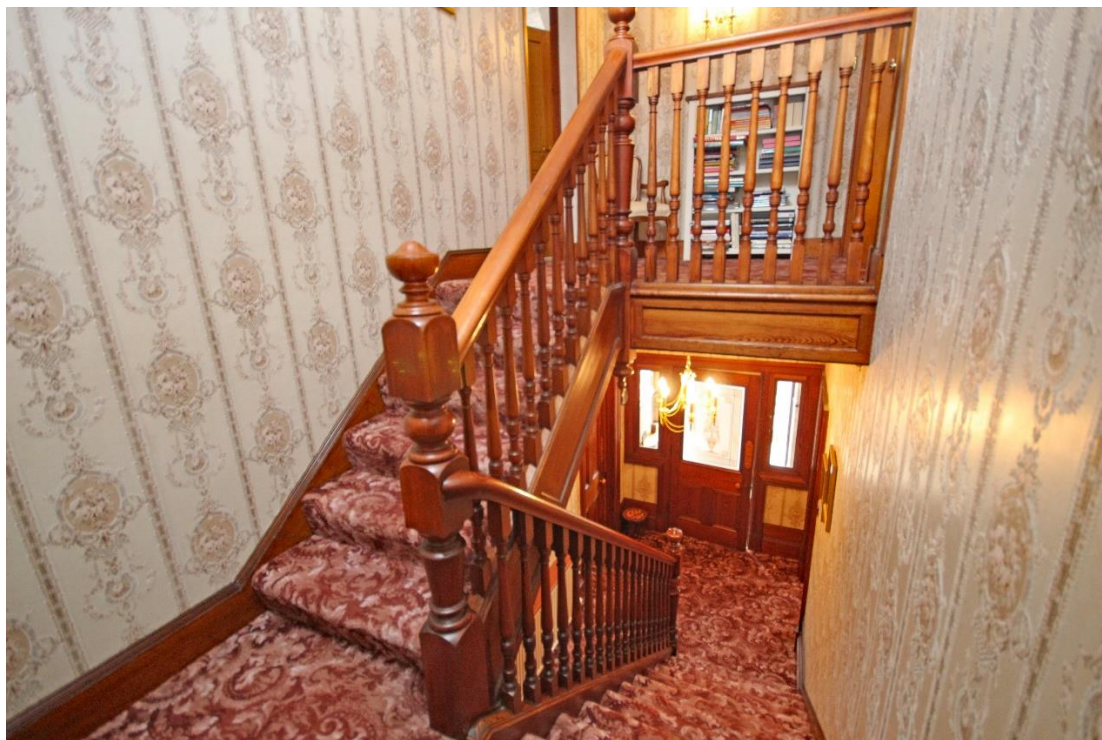


### Staircase

A carpeted staircase with traditional wooden banister and spindles allows access from the hallway to the first floor accommodation. The first floor landing has doors to the

shower room and all 4 bedrooms. Rear facing Velux style roof window on the staircase.





### Bedroom 1

5.10 m x 3.97 m

Spacious, double size bedroom with large front facing bay window. Walk-in wardrobe/dressing room with front

facing Velux style roof window, fitted shelving and hanging rail.





**Bedroom 2****4.00 m x 3.87 m**

Double size bedroom with large front facing bay window. Fitted furniture in a maple effect and mirrored finish providing excellent wardrobe space, cupboards, drawers and dressing table.

**Shower Room****2.90 m x 2.00 m**

Side facing window. Fitted with a white suite comprising of toilet, wash-hand basin and shower cubicle. Splashback wall tiling.





### Bedroom 3

4.00 m x 3.87 m

Spacious, double size bedroom with side facing window. Two double, built in wardrobes with a central vanity area with drawer.



### Bedroom 4

5.50 m x 4.84 m

Rear facing window giving views towards the Moray Firth. Side facing Velux style roof window. Timber wall and ceiling linings.



### OUTSIDE

Reidhaven occupies a large site with garden areas surrounding. The garden area to the front and side of the property are laid mainly in grass with some established

shrub borders. At the rear of the property a paved patio area enjoys a generally westerly aspect and provides a sheltered spot for alfresco dining. Area laid in stone chips. Off road parking spaces.

### Outbuildings

Block built workshop/utility store with wooden exterior door from the rear garden. Power points, light and water. Fitted worksurface and shelving. Window.

Garden store built-in to the rear of the property.

Cellar accessed via a wooden door at the rear of the property with light.







### SERVICES

Mains water, electricity, gas and drainage.

### ITEMS INCLUDED

All fitted floorcoverings, curtains, window blinds and some light fittings. The integrated kitchen appliances.

### Council Tax

The property is currently registered as band

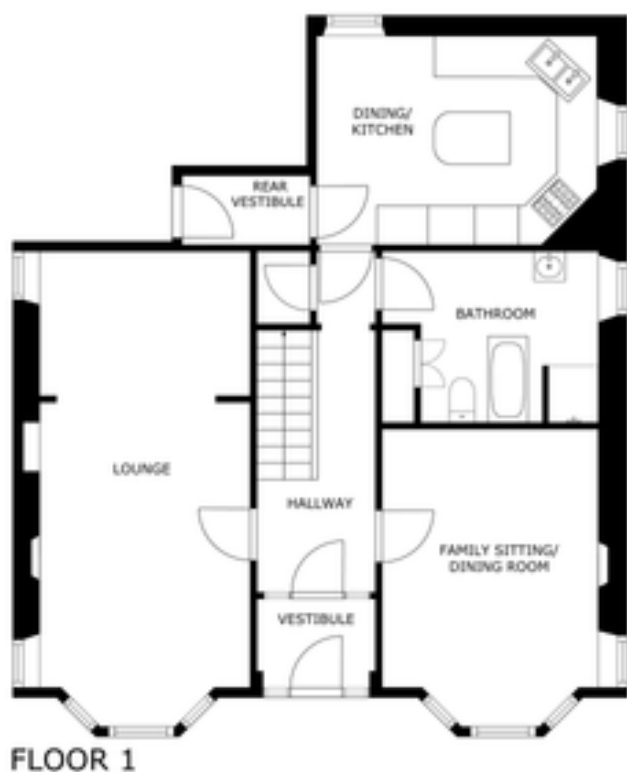
**EPC Banding** EPC=

### 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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