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LAW PRACTICE

5 Samson Street Portknockie AB56 4ND
£115,000 offers over

Property summary

Semi-detached 2 Bedroom Home

Council Tax Band Currently B , EPC Band D

Offers Over £115,000

Full details

Portknockie is a picturesque village in Moray, one of the sunniest and driest counties in Scotland. The area offers a wide range of excellent places to stay, eat, and shop. It is renowned for its breathtaking scenery, long sandy beaches, and abundant wildlife, along with numerous leisure and recreational opportunities, including golf and angling. Portknockie is on a bus route with easy access to the nearby town of Buckie and the larger town of Elgin, both of which offer major supermarkets, a variety of independent shops, and a broad selection of sporting and recreational facilities. The cities of Aberdeen and Inverness are also within commuting distance. This family home is within easy walking distance of the harbour, primary school, general store, popular fish and chip shop, hotel, and all other local amenities.

5 Samson Street is a 2 bedroom family home with a large garden. The accommodation comprises, on the ground floor; hall, living room, kitchen, ground-floor bedroom, rear hall and utility room; on the first floor is a large bedroom, bathroom and box room. All fitted carpets, floor coverings, window blinds and light fittings are included in the sale price.

Access to the property is through a glazed door into the vestibule which opens into the hall via a glazed door, the hall accesses the living room, ground floor bedroom, kitchen and stairs to the first floor.

The living room has a window overlooking the front garden. A gas fire sits on a tiled hearth alongside an alcove with cupboard below, the living room has a fitted carpet. The ground floor double bedroom is also front facing with a fitted carpet.

The kitchen has a window overlooking the rear garden. The kitchen is fitted with a range of base and wall mounted units with contrasting worktops. The kitchen has a stainless steel sink with drainer and mixer tap, electric double oven, and electric hob with extractor above. From the kitchen is the rear hall which has a large under stair cupboard, accesses the utility room as well as the exterior door to the rear garden.

Type: Semi-Detached House

Availability: For Sale

Bedrooms: 2

Bathrooms: 1

Reception Rooms: 1

Parking: On Road Parking

Outside Space: Front Garden, Rear Garden

Council Tax Band: A

The utility room offers further worktop and cupboard space. The room overlooks the rear garden and includes a stainless steel sink, space for a washing machine, slot in cooker and houses the boiler.

The first floor is accessed via the carpeted stairs in the hall and leads to up to the landing which access the second bedroom, boxroom and bathroom. Bedroom 2 is a large room with a window overlooking the front with storage found via a built-in cupboard. The boxroom has a roof window to the side and provide wonderful storage.

The bathroom is fitted with a 3 piece suite consisting of wc, handbasin and bath. A frosted window overlooks the front of the home and the bathroom also has the usual bathroom accessories.

Outside

The home sits on a large plot with the front garden being laid to stone chip for ease of maintenance, the large rear garden is laid mainly to lawn with a areas of establish planting, patio, wooden garden shed and an outside tap.

Living Room	4.50 x 3.56m	Bathroom	2.80 x 2.25m
Kitchen	3.42 x 3.00m	Bedroom 2	4.45 x 3.68m
Bedroom 1	3.30 x 3.65m	Bedroom 3	1.90 x 3.10m
Utility	2.23 x 2.80m		

Important Information

These particulars do not constitute any part of an offer or contract. All statements contained therein, while believed to be correct, are not guaranteed. Intending purchasers must satisfy themselves by inspection or otherwise as to the accuracy of each of the statements contained within these particulars. No warranty is provide for the kitchen appliances which will remain.

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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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