

STEWART & WATSON

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12 REIDHAVEN STREET
PORTKNOCKIE, AB56 4LS



Traditional Detached Dwellinghouse

- Popular area close to shops and Moray Firth Coast
- Spacious accommodation with D.G & gas C.H
- Hallway, Lounge, Dining Kitchen
- Toilet, Shower Room & possible 4 Bedrooms.
- Enclosed garden. Workshop/Store.

Offers Over £110,000
Home Report Valuation £110,000

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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 conveniently placed for the village shops, schools, harbour and rugged coastline with many coastal walks close by. This home offers accommodation over two floors and benefits from double-glazing and mains gas central heating. **The property is to be sold as seen and all items of furniture, furnishings and appliances are to be included in the price.**

ACCOMMODATION

Hallway

Enter through glass panelled exterior door into the entrance hallway which has doors to the lounge/dining room, sitting room/bedroom 3 and bedroom 4. The staircase allows access from this area to the first floor accommodation.



Sitting Room/Bedroom 3

4.22 m x 3.30 m

Front facing window. Recently used as a lounge but providing ample space for use as a ground floor double size bedroom. Gas fire with marble hearth. Recessed display alcove with double cupboard below.



Lounge/Dining Room

4.53 m x 4.30 m

Spacious room with front facing window. Most recently used as a dining room. Wooden fire surround with marble effect backing and gas fire. Door to the dining kitchen.



Dining Kitchen

3.14 m x 2.87 m

Front facing window. Fitted with a modern selection of base and wall mounted units with granite effect countertops. Sink and drainer unit with mixer tap. Built-in larder/pantry cupboard with fitted shelving. Glass panelled door to the rear vestibule.



Rear Vestibule

This area has doors to the dining kitchen and toilet. Glass panelled exterior door to the rear garden.

Toilet

1.57 m x 1.08 m

Rear facing window. Fitted with a white suite comprising of toilet and wash-hand basin. Double cupboard in a white, gloss effect finish fitted below the wash-hand basin.



Bedroom 4

2.93 m x 2.15 m

Rear facing window. Most recently used as a bedroom but providing space for use as an office/hobby room or sitting/playroom. Fitted storage cupboards. Built-in understairs cupboard.



Staircase

A carpeted staircase with wooden banister allows access from the entrance hallway to the first floor accommodation. The first floor landing has doors to bedroom 1, bedroom 2 and the shower room. Wall to wall cupboards with sliding

doors. Walk-in store with fitted shelving, gas central heating boiler and a ceiling hatch allowing access to the loft space. **The first floor accommodation has some**

coombed ceilings and measurements are given at widest points.



Bedroom 1

4.22 m x 3.63 m

Spacious, double size bedroom with front facing bay window. Built-in cupboard with fitted shelving and hanging rail.



Bedroom 2**4.24 m x 2.74 m**

Double size bedroom with front facing bay window. Built-in cupboard with fitted shelving and hanging rail.

**Shower Room****2.25 m x 2.10 m**

Rear facing window. Fitted with toilet, wash-hand basin

and large corner shower cubicle. Wetwall panelling. Fitted wall unit.

**OUTSIDE**

Enclosed courtyard garden to the side and rear of the property which has been laid mainly in paving. Drying poles. Outside light.

Store/Workshop**3.72 m x 2.34 m**

Attached to the rear of the property is a block built workshop/store with power points and light.





The picturesque harbour and rugged coastline are close to the property.

SERVICES

Mains water, electricity, gas and drainage.

ITEMS INCLUDED

The property is to be sold as seen and all items of furniture, furnishings and appliances are to be included in the price.

Council Tax

The property is currently registered as band B

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

Reference Buckie/CF



FLOOR 2



FLOOR 1

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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