

# STEWART & WATSON

your **complete** property & legal service

**1 CRAIGVIEW ROAD  
PORTKNOCKIE , AB56 4NP**



### *End Terrace Dwellinghouse*

- Residential area of popular coastal village
- Requiring upgrading. D.G & gas C.H installed.
- Entrance, Lounge, Dining Kitchen
- Bathroom & 2 Bedrooms.
- Gardens to the front, side & rear.

***Offers Over £89,000***

***Home Report Valuation £90,000***

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

## 1 CRAIGVIEW ROAD, PORTKNOCKIE, AB56 4NP

### TYPE OF PROPERTY

We offer for sale this end terraced dwellinghouse, which is situated within a residential area of the picturesque coastal village of Portknockie, which is situated on the Moray Firth coast. The village has small shops, nursery/primary school, quaint harbour and various coastal walks. The property offers accommodation over two floors and benefits from full double-glazing and mains gas central heating but is in need of and would be enhanced by upgrading, modernisation and redecoration.

### ACCOMMODATION



### Hallway

Enter through glass panelled exterior door into the hallway, which has a door to the lounge. The staircase gives access from this area to the first floor accommodation.

### Lounge

4.43 m x 3.53 m

Large front facing window. Wall mounted gas fire (with back boiler). Recessed display alcove with fitted shelving and double cupboard below housing the fuse box. Fitted cupboard. Door to the dining kitchen.



### Dining Kitchen

4.73 m x 2.09 m

Two rear facing windows. Fitted with a selection of base and wall mounted units with rolltop worksurfaces. Inset sink

and drainer unit. Built-in understairs cupboard with fitted shelving. Glass panelled exterior door giving access to the rear garden.





### Staircase

A carpeted staircase with wooden banister gives access from the entrance hallway to the first floor accommodation. The first floor landing has a side facing window and doors to the bathroom and both bedrooms. Ceiling hatch allowing access to the loft space.

### Bathroom

**2.03 m x 1.88 m**

Rear facing window. Fitted with a white suite comprising of toilet, wash-hand basin and bath with shower fitment above. Wet wall panelling surrounding the bath/shower area. Mirrored wall cabinet.



### Bedroom 1

**3.44 m x 3.37 m**

Double size bedroom with front facing window. Double built-in wardrobe with hanging rail.



### Bedroom 2

**3.42 m x 2.69 m**

Rear facing window giving views between the properties opposite towards the Moray Firth. Built-in wardrobe with fitted shelf and hanging rail.

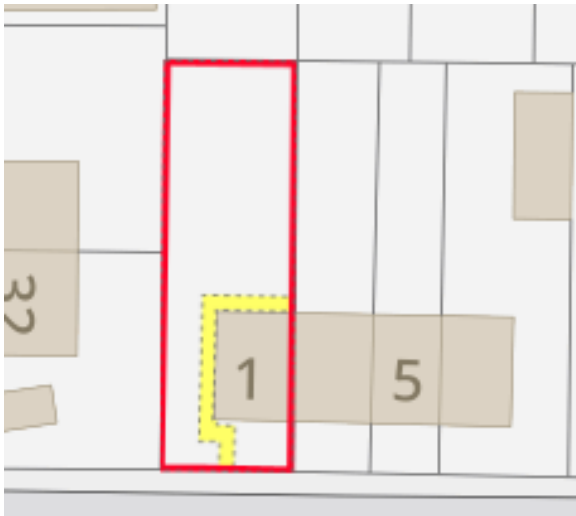


### OUTSIDE

Garden areas to the front, side and rear. A driveway at the side of the property provides off road parking space. Enclosed rear garden. The gardens are presently overgrown but offer a sizable space.



The boundary of the property is marked in red on the title plan below with the neighbouring property having access at the rear/side.



### SERVICES

Mains water, electricity, gas and drainage.

### ITEMS INCLUDED

The property is to be sold as seen and all items of furniture, furnishings, appliances, any floorcoverings, curtains, window blinds and light fittings will remain.

### Council Tax

The property is currently registered as band A

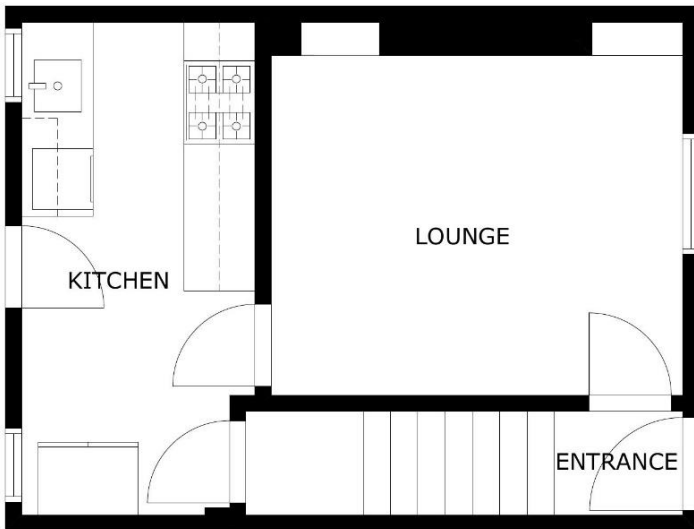
**EPC Banding** EPC=E

### Viewing

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

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

**Reference** Buckie/CF



FLOOR 1



FLOOR 2

**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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