

STEWART & WATSON

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18c NEW STREET
PORTKNOCKIE, AB56 4LR



Traditional Terraced Cottage

- Close to picturesque harbour & Moray Firth Coast
- Modernised & upgraded. D.G & mains gas C.H
- Open plan Lounge, Dining Area & Kitchen
- Double Bedroom and Shower Room
- Shared area of ground to the rear

Offers Over £85,000

Home Report Valuation £85,000

www.stewartwatson.co.uk

18c NEW STREET, PORTKNOCKIE, AB56 4LR

TYPE OF PROPERTY

We offer for sale this traditional terraced cottage, which is situated in a popular residential area of the picturesque coastal village of Portknockie. This charming cottage is close to the small harbour, stunning rugged Moray Firth coastline and in particular the well-known Bow Fiddle formation. This property has been extensively upgraded and modernised over recent years and now offers well appointed accommodation over two floors and benefits from full double glazing and mains gas central heating. The present owners have presented the property well, it has been tastefully decorated in fresh neutral tones and any fitted floorcoverings, curtains, window blinds and light fittings are to be included in the price leaving this home in a move-in condition.

ACCOMMODATION

Enter through double glazed, composite exterior door into the lounge/dining area.

Open plan Lounge/ Dining Area/Kitchen

5.05 m x 4.15 m

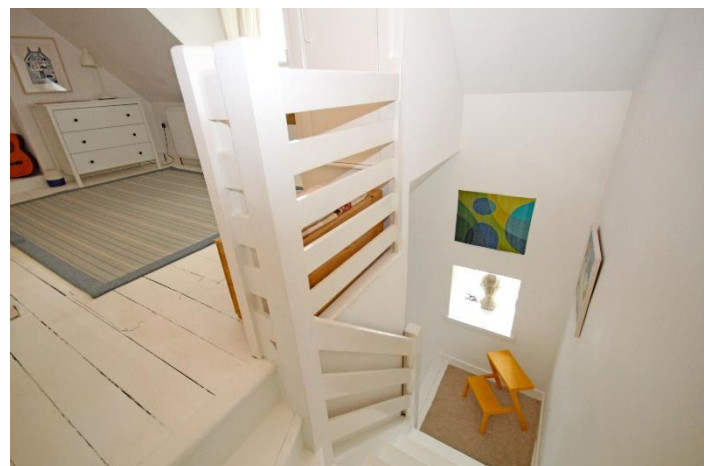
An L shaped, open plan lounge, dining area, kitchen. Large front facing window and a small rear facing window. Recessed alcove area. Built-in cupboard with fitted shelving. The kitchen area has been fitted with a modern selection of base units in a dusk blue coloured, shaker style finish with made to measure slab tech solid countertop with integrated drainer grooves. Sink unit with mixer tap. Panelled splashback. The wall mounted gas central heating boiler is concealed within a wall unit. Recessed understairs area housing the fridge freezer.





Staircase

Staircase with wooden banister allows access from the entrance area to the first floor accommodation. The first floor is open to the bedroom and has a door to the shower room. Trapdoor on the staircase to storage area and utility meter access. **The first floor accommodation has some coombed ceilings and measurements are given at widest points.**



Bedroom

4.07 m x 4.05 m

An L-shaped room with measurements at widest points. Front facing bay window. Built-in cupboard. Recessed alcove.



Shower Room

2.95 m x 1.27 m

Rear facing window. Fitted with a white suite comprising of toilet, wash-hand basin and walk-in shower. Wetwall

panelling within the shower area. Mirrored wall cabinet. Heated towel ladder radiator. Plumbing for washing machine.



OUTSIDE

Area of ground to the rear of the property (shown yellow on the title plan below), which is communal between the owners of 18a and 18b and to be used for access and clothes drying.





The picturesque harbour and rugged coastline are close to the property

SERVICES

Mains water, electricity, gas and drainage.

ITEMS INCLUDED

Any fitted floorcoverings, curtains, window blinds (with the exception of the blue blind in the bedroom) and light fittings. Washing machine, cooker and stove style electric fire.

N.B

The property was rewired in 2023. There are smart meters for electric and gas.

The property is presently furnished, and many items of furniture, furnishings and appliances can be made available for sale by separate negotiation.

Council Tax

The property is currently registered as band A

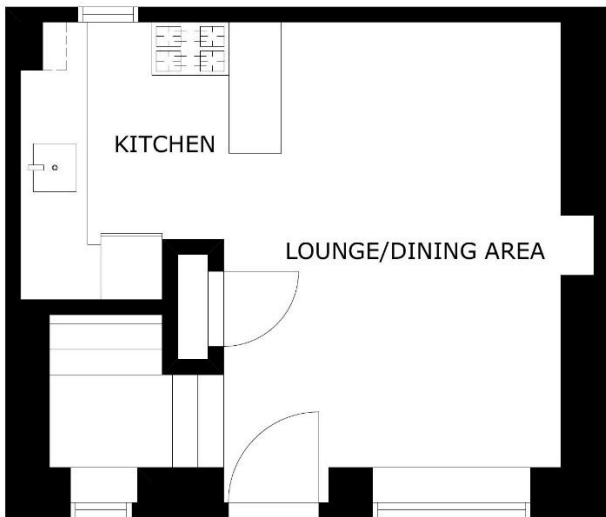
EPC Banding EPC=D

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 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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