



15 Mairs Street Portknockie
£120,000 offers over

Property summary

Semi-Detached 3 Bedroom Family Home Enjoying Sea Views

Large Corner Garden

Double-Glazing, Gas Central Heating,

Council Tax Band Currently "A", EPC Band "D".

Offers Over £120,000

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 leisure and recreational opportunities, including golf and angling. Portknockie is on a regular bus route with easy access to the nearby town of Buckie and the larger town of Elgin. Both towns 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 a 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.

Full details

15 Mairs Street occupies a corner plot with uninterrupted views across the Moray Firth. The accommodation comprises; ground floor, vestibule, hall, living room, bathroom, kitchen, rear vestibule and on the first floor 3 double bedrooms. All fitted carpets, floor coverings, window blinds and light fittings are included in the sale price.

The property is accessed via a wooden door with glazed side screen into the vestibule which has a built-in cupboard housing the electric meter. A glazed door opens into the hall which accesses the living room, kitchen, bathroom and carpeted staircase to the first floor. Within the hall are two storage cupboards.

The living room has a large front facing window from which sea views can be enjoyed. A tiled fireplace sits between two alcoves one of which has a cupboard below. The living room has a fitted carpet.

The kitchen is fitted with a selection of base and wall mounted cupboards with contrasting worktop. A stainless steel sink sits under the rear facing window overlooking the garden. The

Type: Semi-Detached House

Availability: For Sale

Bedrooms: 3

Bathrooms: 1

Reception Rooms: 1

Parking: On Road Parking

Outside Space: Front Garden, Rear Garden

Council Tax Band: A

electric slot-in cooker will remain. The kitchen has a large pantry cupboard providing additional storage and a door leads to the rear vestibule. The rear vestibule has built in storage and a large walk-in cupboard housing the boiler. A wooden external door opens into the rear garden.

The bathroom houses a three piece suite consisting of a wc, handbasin and bath with a *Mira Sport* shower over. The bathroom has a frosted rear facing window and usual bathroom accessories.

The first floor is accessed via the carpeted staircase which has a window on the half landing. The landing has a shelved storage cupboard and accesses all three double bedrooms. Bedroom 1 is front facing and enjoys a view of the famous Bow Fiddle. Bedrooms 2 & 3 are rear facing, all three bedrooms have built-in wardrobes and fitted carpets.

Outside

The home sits on a large corner plot with areas of garden to the front, side and rear. The garden is mainly laid to lawn with areas of paving, stone chip and planting borders. Within the garden is a wooden shed which has both power and light.

Vestibule	0.90 x 1.90m
Hall	4.00 x 2.05m
Living Room	3.85 x 4.20m
Kitchen	2.96 x 3.00m
Rear Vestibule	1.62 x 1.52m
Bathroom	1.85 x 2.05m
Bedroom 1	2.70 x 4.70m
Bedroom 2	4.12 x 3.46m
Bedroom 3	3.02 x 3.30m

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. All measurements are approximate; intending purchasers must satisfy themselves by inspection or otherwise, as to the accuracy of

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each of the statements contained within these particulars. No warranty is provide for the kitchen appliances which will remain.

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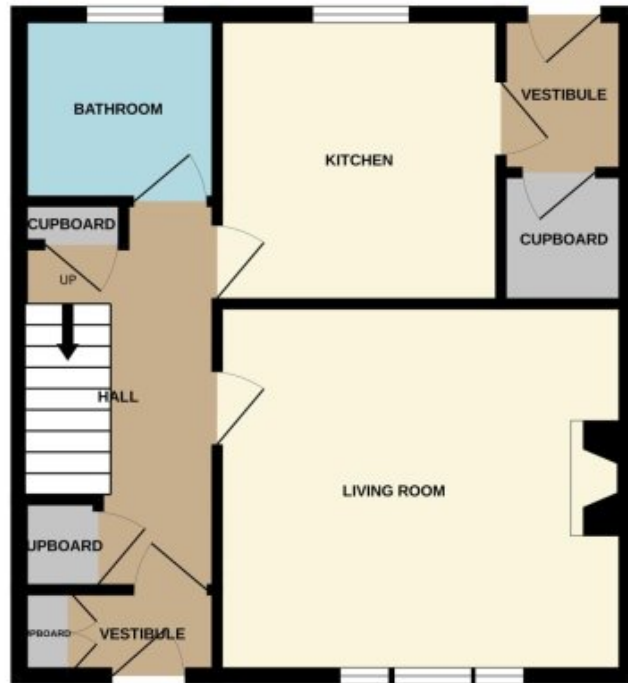




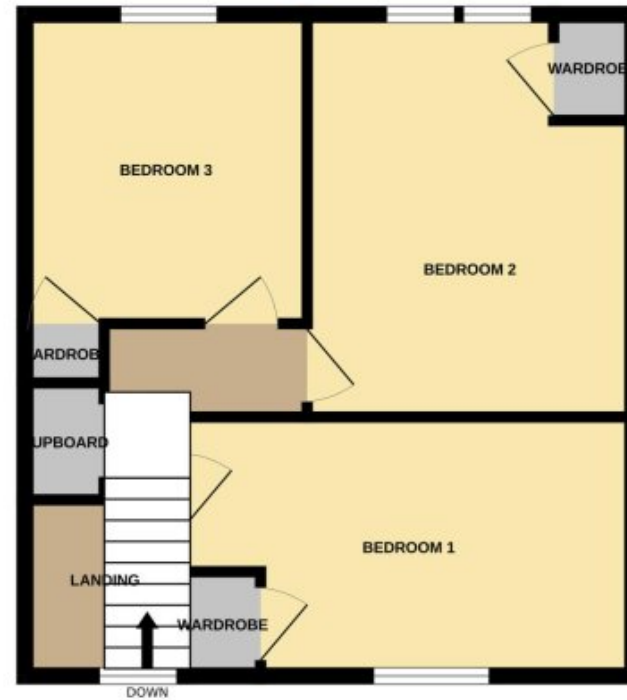




GROUND FLOOR
469 sq.ft. (43.6 sq.m.) approx.



1ST FLOOR
476 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA ; 945 sq.ft. (87.8 sq.m.) approx.

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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