

STEWART & WATSON

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**22 PARK STREET
PORTKNOCKIE, AB56 4LT**



Semi Detached Family Dwellinghouse

- Popular coastal village close to shops, schools & coastline
- Spacious, modernised home with D.G & mains gas C.H
- Lounge, Dining Room, Dining Kitchen, Utility Room
- Shower Room, Bathroom & 3 Double Bedrooms
- Enclosed Rear Garden. Detached Garage.

Offers Over £189,000
Home Report Valuation £190,000

www.stewartwatson.co.uk

22 PARK STREET, PORTKNOCKIE, AB56 4LT

TYPE OF PROPERTY

We offer for sale this traditional, semi-detached family dwellinghouse which is situated within a popular residential area of the picturesque coastal village of Portknockie. The property is conveniently placed for the village shops, pharmacy, primary/nursery schools and many coastal walks. This home offers spacious well-appointed accommodation over two floors and benefits from full double glazing and mains gas central heating. The property offers flexible accommodation with a ground floor bedroom and shower room. Any fitted floorcoverings, curtains, window blinds and light fittings within the property will remain and are included in the price.

ACCOMMODATION

Hallway

Enter through substantial wooden exterior door into the L-shaped hallway which has doors to the lounge, dining/family room and rear hallway/utility room. Alcove

with hooks. The staircase gives access from the front hallway to the first floor accommodation.



Lounge

4.99m x 3.16m

Front and side facing windows. Timber fireplace with marble effect hearth and coal effect electric fire.

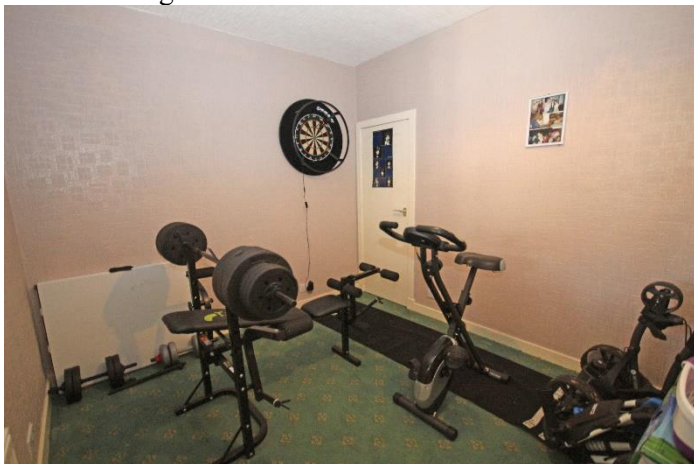


Dining Room / Family Room

3.16m x 2.75m

Glazed panel into the utility room. Built-in cupboard with fitted shelving.

room and is open to the utility area. Rear facing window. Recessed alcove with fitted shelving. The utility area has a Belfast style sink and a fitted countertop. Plumbing for washing machine. Built in cupboard. Walk-in cupboard area housing the wall mounted gas central heating boiler. Exterior door to rear garden.



Rear Hallway/Utility Room

Glass panelled door from entrance hallway. This area has doors to the entrance hallway, dining kitchen and shower



Shower Room

1.57m x 1.52m

Fitted with a white suite comprising of toilet, wash-hand

basin and corner shower cubicle. Fitted cupboard below the wash hand basin. Full wetwall panelling.



Dining Kitchen

4.40m 4.29m

Glass panelled door from the hallway. Spacious dining kitchen with side facing window overlooking rear garden. Fitted with a modern selection of base and wall mounted

units in a white gloss effect finish with slate effect countertops and midwall panelling. Integrated electric hob, oven, extractor hood, fridge freezer and dishwasher. One and a half bowl sink and drainer unit with mixer tap.



Bedroom 1

4.98m x 2.97m

Spacious, double size, double aspect room with front and

rear facing windows. Recessed display alcove with double cupboard fitted below.



Staircase

A carpeted staircase allows access from the front hallway to the first floor accommodation. The first floor landing has doors to bedroom 2, bedroom 3 and the bathroom. Built-in cupboard with fitted shelving. Ceiling hatch allowing access to the loft space. **The first floor accommodation has some coombed ceilings and measurements are given at the widest points.**

Bedroom 2

4.86m x 4.03m

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



Bathroom**2.38m x 1.70m**

Rear facing window. Fitted with a white suite comprising of toilet, wash hand basin and bath. Fitted with a selection

of furniture providing useful storage and enclosing the cistern. Splashback wall tiling. Radiator with heated towel attachment.

**Bedroom 3****4.86m x 3.05m**

Spacious double size bedroom with front facing bay window. Built-in cupboard with front facing roof window.

Garage

Block built garage with up and over door allowing car access from the side of the property. Side facing window. Wooden side door to rear garden. Power points and light.

**OUTSIDE**

An enclosed garden lies to the rear of the property with an imprinted concrete path giving access around the rear of the property to the side gate. Area laid in grass. Raised timber decking area provides a super spot for alfresco dining and enjoying views over the garden.





SERVICES

Mains water, electricity, gas and drainage.

ITEMS INCLUDED

All fitted floorcoverings, curtains, window blinds and light fittings. The integrated kitchen appliances.

Council Tax

The property is currently registered as band C

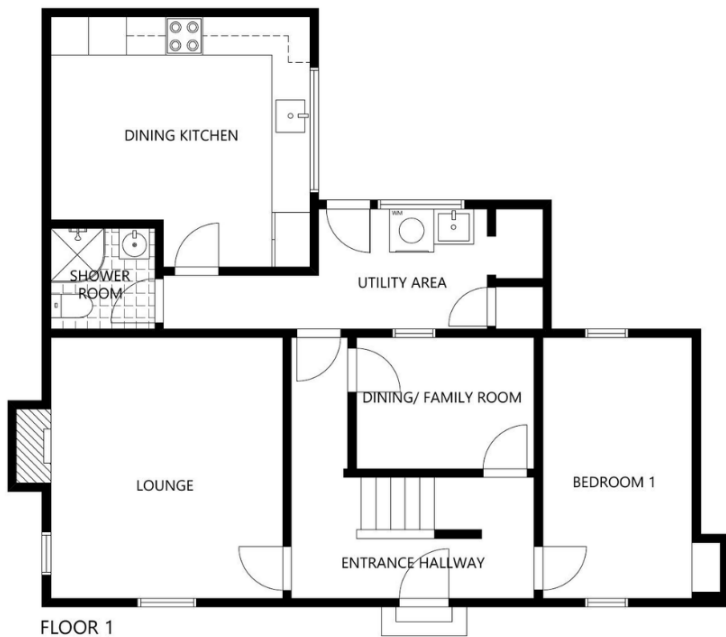
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Viewing

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

Email buckie.property@stewartwatson.co.uk

Reference Buckie/CF



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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|--|----------------|---|----------------|
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