



10 Pulteney Street Portknockie AB56 4LL
£130,000 offers over

Property summary

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

10 Pulteney Street is a detached three bedroom family home with a garden and sea views from the rear. The accommodation comprises, on the ground floor: hall, living room, dining kitchen, sitting room, cloakroom and rear porch. On the first floor are three bedrooms and a shower room. All fitted carpets, floor coverings, window blinds and light fittings are included in the sale price.

Access to the property is through a glazed uPVC door into the hall, which in turn gives access to the living room, dining kitchen and staircase to the first floor.

The living room is a dual-aspect room with windows to the front and rear and a tiled fireplace. The living room retains lovely traditional features, including deep skirtings, window panelling, decorative coving and a ceiling rose.

The dining kitchen has a window to the rear as well as an internal window into the hall. The kitchen is fitted with a range of base and wall mounted units with contrasting worktops. The kitchen has a 1 ½ stainless steel sink with drainer and mixer tap, electric hob with cooker hood above, electric oven with grill, and dishwasher. A built-in shelved cupboard provides additional storage. The kitchen has a glazed door which opens into the rear hall.

The rear hall accesses the sitting room, cloakroom and porch. The cloakroom consists of a wc and handbasin and has a frosted window to the front of the house.

The sitting room has a front facing window and as its focal point a tiled fireplace with open fire.

The rear porch overlooks the rear garden and a uPVC door access the rear garden.

Type: Detached House

Availability: For Sale

Bedrooms: 3

Bathrooms: 1

Reception Rooms: 2

Parking: On Road Parking

Outside Space: Front Garden, Rear Garden

Council Tax Band: B

The first floor is accessed by a carpeted staircase onto the landing which has built in storage via a bank of shelved cupboards and a roof window to the rear. Bedrooms 1 & 3 both have dormer windows to the front with deep display sills. Bedroom 2 is also front facing with a roof window.

The shower room is fitted with wc, handbasin with storage below and a shower cubicle housing an electric shower. The shower cubicle is tiled with the tiling continuing throughout the rest of the room to dado height. The shower room has a roof window to the rear.

Outside

The front garden is paved and a wooden gate gives access around to the rear which is areas of paving, lawn and stone chip. A timber store alongside the house has power and a work bench.

Living Room	4.15 x 3.10m
Dining Kitchen	3.05 x 4.45m
Sitting Room	4.18 x 3.28m
Cloakroom	2.35 x 1.10m
Porch	1.20 x 2.60m
Bedroom 1	4.35 x 3.30m
Bedroom 2	2.62 x 3.25m
Bedroom 3	2.62 x 4.63m
Shower Room	1.70 x 2.50m

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. Intending purchasers must satisfy themselves by inspection or otherwise as to the accuracy of 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



1ST FLOOR



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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