



  
**grantsmith**  
LAW PRACTICE

15 Haig Street, Portknockie, AB56 4NT  
£295,000 under offer

## 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 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.

Due to this spacious home's elevated position in the village, sea views can be appreciated from the front of the property. The home has been tastefully decorated, and is presented in walk-in condition, with a large open plan dining kitchen with space for dining and seating areas making it an ideal family home. The current owners have kept the property well maintained with the garage roof and uPVC soffits renewed in 2024 and a new garage door fitted. Additionally flat roofs are guaranteed to 2041, cavity wall installation to 2037 and the boiler is under warranty until August 2031.

## Full details

The accommodation comprises; ground floor, vestibule, hall, living room, dining kitchen/family room, rear vestibule, utility, 2 double bedrooms, shower room; first floor 2 double bedrooms & bathroom. All fitted carpets, floor coverings, window blinds and light fittings are included in the sale price.

The property is accessed via a uPVC glazed door into the carpeted vestibule which houses the electric meter, the carpet continues through to the hall which accesses the living room, dining kitchen, bedrooms 1 & 2, shower room and the staircase to the first floor. The living room is a lovely bright room with a large picture window enjoy a view over the village and to the Moray Firth beyond.

The open plan kitchen/family room is a fantastic space providing a large kitchen with ample space for a dining set and sitting room furniture. French doors open from the kitchen directly onto the patio in the rear garden. The kitchen is fitted with a large selection of two toned base and wall mounted shaker style units with wood effect worktop, upstands and breakfast bar area. Integrated appliances include a fridge/freezer, dishwasher and gas *rangemaster* electric oven with double oven, grill, 5 gas burners and an extractor above. A stainless steel 1 ½ sink with drainer and mixer tap sits below a window overlooking the rear garden. The kitchen/family room

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**Type:** Detached House

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**Availability:** Under Offer

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**Bedrooms:** 4

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**Bathrooms:** 2

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**Reception Rooms:** 1

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**Parking:** Driveway, Single Garage

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**Outside Space:** Front Garden, Rear Garden

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**Council Tax Band:** D

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is decorated in neutral tones with spot lighting and *moduleo* flooring. The kitchen accesses the rear vestibule which has a uPVC door to the rear garden, a door to the utility room and a sliding door into the garage. The utility houses the boiler and has plumbing for a washing machine and space for a tumble under the fitted worktop.

The first ground floor double bedroom has a window overlooking the front of the property and has a built-in cupboard with hanging rail and shelving. Bedroom 2 is the second double on the ground floor and has a window overlooking the rear garden. Built-in wardrobes with mirrored sliding doors offer storage by way of hanging rail and shelving. Both bedrooms are finished with fitted carpets. The shower room has a frosted window to the side, and is fully tiled with aqua panelling around shower cubicle which has a *mira* electric shower. The white wc and handbasin are enclosed within a storage unit. The shower room is finished with a chrome towel rail and wall mounted extendable vanity mirror.

The hall carpet continues up the wooden staircase to the first floor landing which accesses two further double bedrooms and the bathroom. Storage is found in the landing via a shelved cupboard and a roof window provides natural light to the landing and staircase. Bedroom 3 has windows to the front of the property and enjoys sea views from both windows. This bedroom has a walk-in wardrobe with hanging rail and shelving. Bedroom 4 also has two windows to the rear of the property and is currently used as an office. Within bedroom 4 are cupboards either side of the room, both of which have access to the eaves loft space. The bathroom is fitted with a white three piece suite, consisting of a wc, handbasin and bath with electric *mira* shower. The bathroom has aqua panelling around the bath, a chrome towel rail, with a roof window to the side.

## Outside

The property sits within a large plot with a tarmac drive at the front of the property which leads to an area of stone chips which has ample space for numerous vehicles. A double wooden gate at the side provides a second vehicular access point. An electric vehicle charging point has been installed at the front of the property. The rear garden can be accessed from both sides of the property as well as from the rear vestibule and directly from the french doors in the kitchen. The rear garden has an area of patio and an area of planting. Within the rear garden are a timber summerhouse with glazed uPVC double doors, a shed and an outside tap.

The garage has an electric door newly fitted in Jan 2025 and has power and light. A sliding door provides access into the rear vestibule.

Living Room                      3.50 x 5.00m

Kitchen/Family Room        4.75 x 6.80m

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|                   |              |
|-------------------|--------------|
| Bedroom 1         | 3.20 x 3.55m |
| Bedroom 2         | 2.80 x 2.80m |
| Shower Room       | 2.25 x 1.80m |
| Utility           | 2.00 x 1.55m |
| Bedroom 3         | 2.50 x 4.25m |
| Bedroom 4         | 2.00 x 4.25m |
| Bathroom          | 2.35 x 2.11m |
| Garage (internal) | 5.20 x 2.90m |

### VIEWINGS

To arrange a viewing please contact **Grant Smith Law Practice** on 01542 831 307 Monday – Friday or the owner **Andrew Reid** on 07971414711

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

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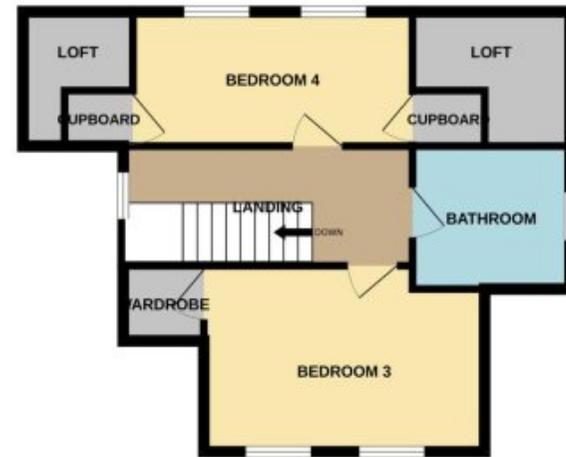




GROUND FLOOR



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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Property specialists

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Plain speaking

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## Get in touch

To arrange a viewing or discuss your property, get in touch with us today.

### Call us

Aberdeen: 01224 621620

Turriff: 01888 562245

Banff: 01261 815678

Banff Meeting Rooms: 01261 815678

Buckie: 01542 831307

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