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LAW PRACTICE

16 Haig Street Portknockie AB56 4NT
£240,000 offers over

Property summary

Detached Three Bedroom Family Home

Garden, Garage & Driveways

Double-Glazing, Gas Central Heating

Council Tax Band Currently “D”, EPC Band “D”.

Full details

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.

16 Haig Street is a two storey family home which can easily work as a bungalow. The property sits on a generous plot with two driveways on either side of the house, a garage and a large rear garden. The accommodation comprises on the ground floor; vestibule, hall, living room opening into a conservatory, dining kitchen, shower room and two 2 double bedrooms; and on the first floor; large living room and bedroom 3. All fitted carpets, floor coverings, window blinds and light fittings are included in the sale price.

The property is accessed via a glazed uPVC door into the vestibule which houses the electric meter, a glazed door opens into the hall which accesses the living room, dining kitchen, bedrooms 1 & 2, shower room and the staircase to the first floor. The hall also provides storage by way of a shelved cupboard and the rear exterior door which opens into the garden.

The living room is open plan with the conservatory, which overlooks the garden. The owners have retained the previously installed sliding glazed doors which separated the two rooms and these could be easily reinstated. These doors will be left in the garage.

The dining kitchen is fitted with a selection of base and wall mounted shaker style units with wood effect worktops and upstands. A matching fixed dining table accommodates 6 people.

Type: Detached House

Availability: For Sale

Bedrooms: 3

Bathrooms: 1

Reception Rooms: 2

Parking: Driveway, Single Garage

Outside Space: Front Garden, Rear Garden

Council Tax Band: D

Integrated appliances include a fridge, freezer, dishwasher, washing machine, gas oven, microwave and gas hob with extractor above. A stainless steel 1 ½ sink with drainer and mixer tap sits below a window overlooking the rear garden.

Laminate flooring from hall continues into bedroom 1 which is a large front facing room which traditionally would have been used as a living room. The room has a large picture window overlooking the front garden.

Across the hall is bedroom 2 which is also front facing, a good sized double with built-in wardrobe with hanging rail and shelving as well as built-in bedroom furniture which includes wardrobes, cupboards and bedside tables.

The ground shower room has a white three piece suite, consisting wc, handbasin set within a vanity unit and large shower cubicle with dual headed mains shower. A wall mounted cabinet provides storage within the shower room. The room is fully aqua panelled, has a chrome towel rail and finished with laminate flooring.

A carpeted staircase leads to the first floor and accesses bedroom 3 and the large open plan living room. The living room is a bright room with windows to the front, side and rear. Within the living room is eaves storage. Bedroom 3 has window to the side and a built-in bunk bed.

Outside

The property sits within a large plot with a two tarmac drives either side of the house giving ample parking for several vehicles. The garage has both power and light with a roller door. At the rear of the garage is a separate workshop area with workbench and shelving and glazed door opening into the rear garden. The front and rear gardens are laid mainly to lawn with areas of established borders. Within the rear garden is a timber shed and an outside tap.

Dining Kitchen	3.75 x 3.77m	Living Room	4.10 x 9.60m
Living Room	3.05 x 3.25m	Bedroom 3	4.42 x 2.00m
Conservatory	2.42 x 4.00m		
Shower Room	1.75 x 2.76m		
Bedroom 1	3.62 x 4.85m		
Bedroom 2	3.30 x 3.68m		

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Garage (internal) 5.72 x 3.50m

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. 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 provide for the kitchen appliances which will remain.

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Availability: For Sale

Bedrooms: 3

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Parking: Driveway, Single Garage

Outside Space: Front Garden, Rear Garden

Council Tax Band: D













































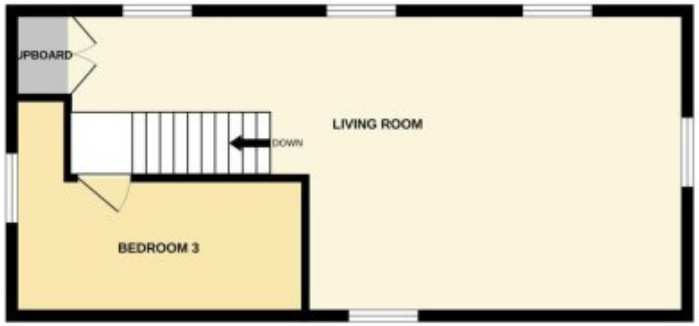




GROUND FLOOR



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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