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LAW PRACTICE

23 High Street Portknockie AB56 4LD
£180,000 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 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

23 High Street is a three bedroom family home with the benefits of a drive, garage and garden. The accommodation comprises, on the ground floor: hall, living room, dining kitchen, sitting room/ground-floor bedroom 4, bathroom and utility. On the first floor are two double bedrooms and a single bedroom. 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, sitting room/ground-floor bedroom 4 and large bathroom.

The large living room is a dual-aspect room with windows with deep display sills to the front and side and a fyfestone surround with wooden mantle continuing to a corner tv unit. The living room gives access to the kitchen via a glazed door.

The dining kitchen has two windows overlooking the rear garden. The kitchen is fitted with a range of base and wall mounted units with contrasting worktops. The kitchen has a stainless steel sink with drainer and mixer tap, gas oven and integrated fridge. The kitchen has a glazed uPVC exterior door to the garden and utility room.

The large ground floor bathroom has a white 4 piece suite consisting of wc, handbasin with storage below, bath and separate shower cubicle with mains shower and aqua-panelling. A frosted window to the rear has a display sill. A shelved cupboard provides storage. This well presented bathroom is finished with vinyl flooring and usual bathroom accessories.

The sitting room is dual aspect with windows to the front and rear and finished with a fitted carpet. This room could also function as a ground floor bedroom.

Type: Detached House

Availability: Under Offer

Bedrooms: 3

Bathrooms: 1

Reception Rooms: 2

Parking: Driveway, Single Garage

Outside Space: Rear Garden

Council Tax Band: B

The first floor is accessed by a traditional wooden staircase onto the landing which accesses all bedrooms and storage by way of a shelved cupboard and large eves storage cupboard with built-in shelving and light.

Bedrooms 1 & 2 are both doubles and have large front facing roof windows and fitted carpets. Bedroom 3 has a roof window to the rear and fitted carpet.

Outside

The utility room is accessed separately via the rear garden and provides storage via built-in cupboards and shelving, the utility has plumbing for a washing machine and ample space for a tumble and freezer. The boiler is located within the utility which also has a door opening to the wc and handbasin.

The property sits on a good sized plot which includes a large tarmac drive which leads to the concrete garage which has a metal vehicular door and light.

The side garden is laid mainly to lawn with areas of planting with additional storage found via the storeroom next to the utility and a wooden shed which has the benefit of power, light and a workbench.

Hall	1.00 x 4.00m
Living Room	4.90 x 4.40m
Kitchen	4.05 x 3.50m
Sitting room	4.90 x 2.80m
Bathroom	3.90 x 2.80m
Bedroom 1	4.80 x 3.60m
Bedroom 2	4.80 x 2.20m
Bedroom 3	1.80 x 3.70m
Utility	4.33 x 2.35m

Important Information

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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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