



grant**smith**  
LAW PRACTICE

5 Admiralty Street, Portknockie, AB56 4NB  
£215,000 offers over

## Property summary

Category B Listed Semi-Detached Three Bedroom Family Home with Garden, Garage & Driveway

Double-Glazing, Gas Central Heating, Council Tax Band Currently "B", EPC Band "D".

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.

## Full details

5 Admiralty Street is a traditional semi-detached home which has been tastefully decorated, and is presented in walk-in condition with a modern kitchen, shower room, bathroom and fitted throughout with oak panelled doors. The property has a well maintained rear garden with driveway and garage.

The accommodation comprises; ground floor, hall, living room, dining kitchen, ground floor bedroom with 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 wooden glazed door into the carpeted hall which accesses the living room, ground floor bedroom, shower room and the staircase to the first floor. The living room is a lovely bright room with windows to the front and side, decorated in green tones and finished with laminate flooring. The wood burning stove is the focal point of the room and has a wooden mantle above. There is ample space within the lounge for a dining set. A glazed door from the living room leads to the kitchen.

The modern kitchen is fitted with a selection of base and wall mounted units with wood effect worktop and tiled splashback. Integrated appliances include a fridge/freezer, electric oven, gas hob with extractor above. Stainless steel 1 ½ sink with mixer tap. Plumbing for a washing machine is enclosed within a base unit. At the glazed wooden exterior door is an area for coats and shoes. Two windows in the kitchen overlook the garden.

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**Type:** Semi-Detached House

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**Availability:** Under Offer

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**Bedrooms:** 3

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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:** Rear Garden

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**Council Tax Band:** B

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The ground floor bedroom has a double window overlooking the front of the property and has a door to the shower room which can also be accessed from the hall. The shower room has a frosted window to the rear and is fitted with a white suite consisting of w.c, handbasin and mains shower within a large tiled cubicle. The shower room is finished with a chrome towel rail and bathroom accessories.

The hall carpet continues up the wooden staircase to the first floor landing which accesses two further double bedrooms and bathroom. Storage is available via a large cupboard which also houses the boiler and an area of landing under the roof window. Bedroom 1 is a dual aspect room with a bay window to the front and a roof window to the rear. This room has a walk-in storage area which historically would have been the access to the external staircase. Bedroom 3 also has a bay window to the front and is currently used as an office. The bathroom is fitted with a white three piece suite, consisting of a wc, handbasin and bath with electric shower. Aqua panelling around the bath and handbasin. Towel rail and bathroom accessories. Frosted window to the rear.

#### Outside

The enclosed rear garden has a patio area accessed directly from the back door, an area laid to lawn with mature planting including a pear and plum tree. A wooden gate allows access to the drive which has another patio area and stone chip drive leading to the garage. Metal gates from the street access the drive which provides parking for two vehicles. A wooden shed offers storage for gardening equipment and logs. The lean-to greenhouse will remain. The wooden garage has an electric up and over door.

Living Room	4.80 x 4.80m
Kitchen	4.42 x 2.80m
Bedroom 1	4.80 x 3.00m
Shower Room	2.85 x 2.00m
Bedroom 2	3.65 x 4.80m
Bedroom 3	4.80 x 2.60m
Bathroom	2.00 x 2.50m

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## Notes

In May 2013 Moray Council approved plans to demolish the existing kitchen and replace with a new extension. The planning documents can be accessed on Moray Council's website under ref 13/00620/APP and 13/00621/LBC. Subject to listed building consent this application could be resurrected.

## 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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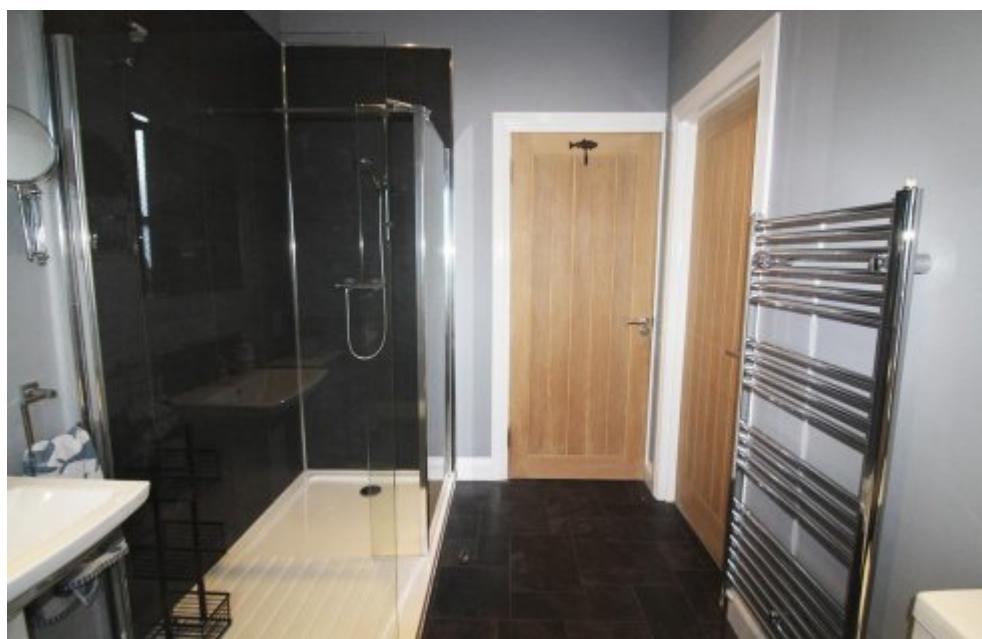
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**Council Tax Band:** B

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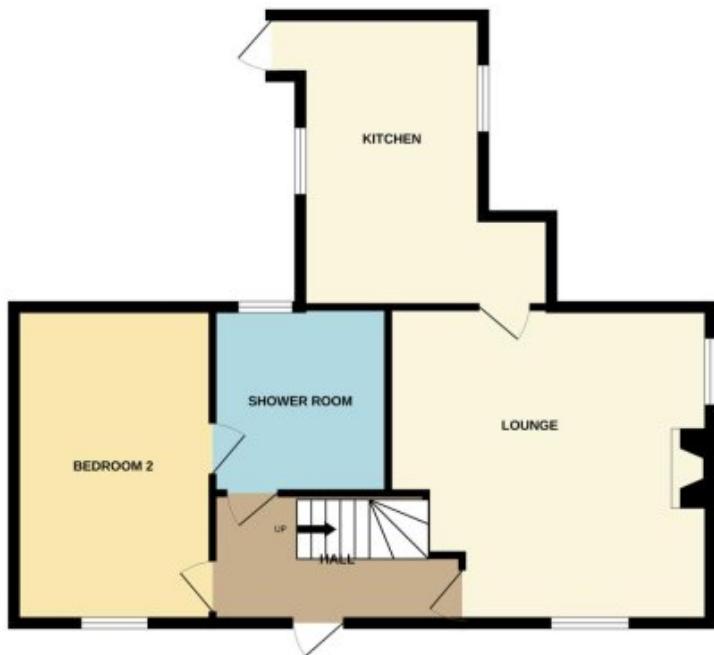




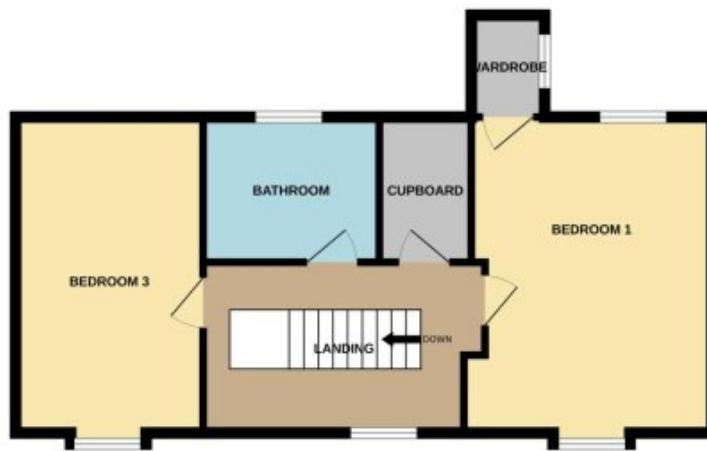




GROUND FLOOR



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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