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LAW PRACTICE

5 High Street Portknockie  
£200,000 offers over

## Property summary

Detached Traditional Three Bedroom Home

Category B Listed

Drive, Garage, Large Garden with Summerhouse

Council Tax Band Currently B , EPC Band D

Offers Over £200,000

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

5 High Street is a three bedroom family home with the benefits of a drive, garage and large rear garden. The accommodation comprises, on the ground floor: hall, living room, dining kitchen, ground-floor bedroom and cloakroom. On the first floor are two double bedrooms, bathroom and large landing. All fitted carpets, floor coverings, window blinds and light fittings are included in the sale price.

Access to the property is through a traditional wood-panelled door into the hall, which gives access to the living room and ground-floor bedroom. Many traditional features have been retained within the home and the hall has deep skirtings, decorative coving and door surrounds. The fitted carpet in the hall continues into the living room which is accessed via a glazed panelled door.

The large living room is a dual-aspect room with windows with deep display sills to the front and the side. The living room has an area suitable for formal dining. Traditional features continue within the living room with the addition of a ceiling rose. The living room has a shelved cupboard and an understairs storage cupboard. The living room gives access to the kitchen and the

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**Type:** 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

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**Outside Space:** Rear Garden

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**Council Tax Band:** B

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carpeted staircase to the first floor.

The kitchen is accessed from the living room via a glazed door and has two large window overlooking the rear garden. The kitchen is fitted with a range of base and wall mounted units with contrasting worktops and tiled splashback. The kitchen has ceramic 1 ½ sink with mixer tap, rangemaster electric oven with 5 burners and cooker hood with extractor above also integrated is the beko dishwasher. The hotpoint washing machine and beko fridge/freezer will also remain. A shelved pantry cupboard provides additional storage with the pantry having power, fixed shelving and offers space for additional appliances. The kitchen has a glazed door which opens out to the garden.

A door from the kitchen leads to the inner hall which in turn opens to the cloakroom which is fitted with a white two piece suite with concealed WC and handbasin with storage below. The cloakroom has a chrome towel rail and wall mounted accessories. A frosted window overlooks the rear garden.

The ground-floor bedroom also retains many traditional features and has built-in bedroom furniture consisting of wardrobes with hanging rails, shelving and drawers. The bedroom is finished with a fitted carpet.

The first floor is accessed by a traditional wooden staircase onto the large landing which has roof windows to the front and rear. The landing has built-in storage and also houses the boiler. The landing space could be utilised as an office or hobby room and accesses both bedrooms and the bathroom. The loft hatch is on the landing.

Bedroom 2 is a large double with a bay window and deep display sill to the front of the property and a roof window to the rear. The bedroom also has a tiled fireplace and fitted carpet. Bedroom 3 also has a bay window overlooking the front of the home and is finished with a fitted carpet.

The family bathroom has a frosted window to the rear and consists of a white four piece suite with WC, handbasin, freestanding bath and shower cubicle with mains shower with a dual head. The bathroom walls are tiled with aqua-panelling around the shower.

## Outside

The property has at the front a stone chip driveway and a wooden garage. The rear garden can be accessed from the driveway by a wooden gate. The rear garden is laid to a mixture of artificial lawn, stone chip and areas of planting. A large summerhouse with a decking area has a fitted bar and benefits from power and light. Further storage within the rear garden is offered by a metal shed which has a water supply and outside tap and further smaller timber summerhouse.

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Hall	1.08 x 3.95m
Bedroom 1	4.80 x 2.90m
Living Room	4.80 x 7.10m
Kitchen	3.65 x 6.60m
Cloakroom	0.90 x 2.15m
Landing	4.95 x 2.90m
Bedroom 2	4.95 x 2.85m
Bedroom 3	3.11 x 4.30m
Bathroom	2.41 x 3.15m

### **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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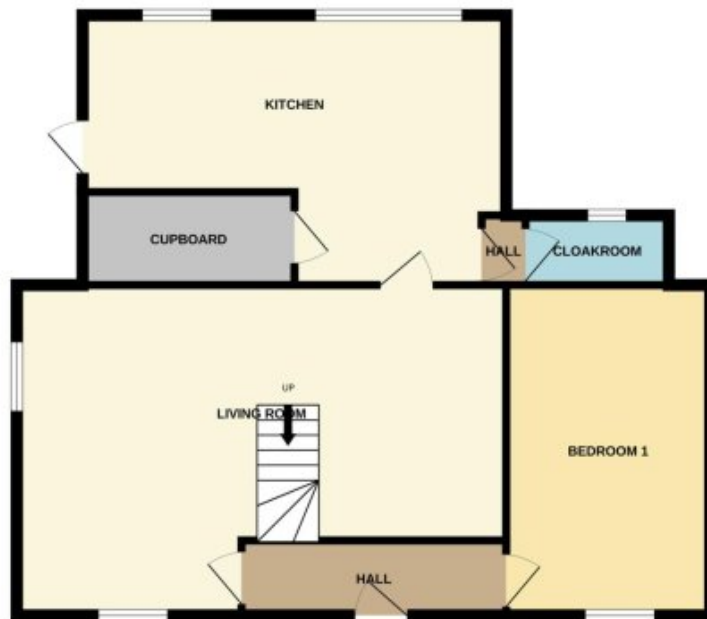








GROUND FLOOR



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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