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LAW PRACTICE

6 Hill Street, Portknockie, AB56 4LP  
£135,000 offers over

## 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.

The accommodation comprises, on the ground floor: hall, living room, dining kitchen, ground-floor bedroom/sitting room, and utility/store room. On the first floor are two double bedrooms and a bathroom. All fitted carpets are included in the sale price.

6 Hill Street has undergone a programme of renovation, with some rooms still requiring attention. The current owners have retained the character and traditional features of the home. Access to the property is through a traditional wood-panelled door into the hall, which gives access to the living room, dining kitchen, ground-floor bedroom/sitting room, and staircase to the first floor. The hall has exposed wood floorboards which continue through to the living room.

## Full details

The living room is a dual-aspect room with windows to the front and the side, overlooking High Street, where a sea view can be enjoyed from the window seat. The focal point of the room is the cast-iron open fire with tiled hearth and wooden surround. A shelved cupboard provides storage. The living room has a door into the dining kitchen and a glazed double door into the rear vestibule.

The kitchen is accessed from the hall as well as the living room and has a window overlooking the rear garden. It features a mix of wooden and laminate worktops with freestanding cupboards below, as well as fixed shelving. A large ceramic sink sits within its own unit, and there is a slot-in electric oven with extractor above. There is ample space for a dining set.

The ground-floor bedroom/sitting room retains many traditional features, including deep skirtings, decorative coving, picture rail, ceiling rose with thistle motif, and window panelling at the front-facing window. This room also has exposed floorboards.

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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:** 1

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**Reception Rooms:** 1

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**Parking:** On Road Parking

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**Outside Space:** Rear Garden

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**Council Tax Band:** B

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Also on the ground floor is the rear vestibule, which accesses the utility/store room. The vestibule has a glazed door to the rear garden and a wooden door into the utility room. The utility has plumbing for a washing machine and also houses the boiler and a large ceramic sink. A frosted window overlooks High Street.

The first floor is accessed by a traditional wooden staircase with painted treads, newel posts, and spindles, with a carpet runner leading to the landing. The landing has a roof window to the front of the property and accesses both bedrooms and the bathroom.

Bedroom 1 is a large double with a bay window and deep display sill to the front of the property, painted in a heritage green with a complementary fitted carpet. Bedroom 2 is also a large double and is currently utilised as an additional sitting room. It has exposed floorboards, a wooden fire surround, a built-in wardrobe, and a door to the rear porch. The porch offers further storage and has a glazed door to the external staircase.

The bathroom consists of a WC, handbasin, and bath with electric shower over. A roof window overlooks the rear garden.

## Outside

The property has a large rear garden, which can be accessed from the house via the ground-floor vestibule or from the external staircase from the first-floor porch. The side garden can be accessed directly from Hill Street and could be utilised as a driveway. The garden is laid mainly to lawn with areas of planting and three mature trees including a Beauty of Moray apple tree. Within the garden is a large two-storey outbuilding of concrete and timber construction. The ground floor is currently used as a store with built-in workbenches and contains a garden tap with drain, and a cubicle with disused WC. A retractable wooden ladder leads to the first floor, which has been converted into a guest bedroom offering views over the garden.

Living Room	4.85m x 3.20m	Bedroom 1	4.75m x 3.15m
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Dining Kitchen	4.00m x 3.55m	Bedroom 2	4.80m x 3.70m
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Ground Bed/Sitting Room	5.10m x 2.95m	Bathroom	2.25m x 1.70m
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Utility Room	2.50m x 2.50m		
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Outbuilding 4.90m x 3.35m

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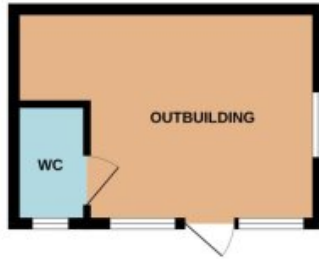




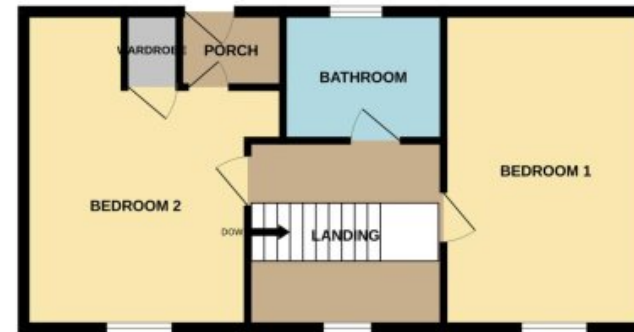




GROUND FLOOR



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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