

STEWART & WATSON

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22 ADMIRALTY STREET
PORTKNOCKIE, AB56 4NB



Traditional Detached Dwellinghouse

- Popular residential area of picturesque coastal village
- Spacious accommodation with D.G & gas C.H
- Hallway, Lounge, Fitted Dining Kitchen, Porch/Utility
- Bathroom, Boxroom & 4 Bedrooms (1 with en-suite)
- Enclosed rear garden. Wooden Shed.

Offers Over £155,000
Home Report Valuation £155,000

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TYPE OF PROPERTY

We offer for sale this substantial Grade C Listed detached dwellinghouse, which is situated within a popular residential area of the coastal village of Portknockie. The property is conveniently placed for the village shops, schools, bowling green and tennis courts. The picturesque harbour, stunning rock formations and many coastal footpaths are close by. This home offers spacious, well appointed accommodation over two floors and benefits from double-glazing (with the exception of the utility/porch) and mains gas central heating (new boiler installed 2015). Any fitted floorcoverings, curtains, window blinds and lightfittings within the property will remain and are included in the price.

ACCOMMODATION

Hallway

Enter through glass panelled exterior door into the hallway, which has doors to the lounge/dining room, sittingroom/bedroom 4 and bedroom 3. The staircase gives access from this area to the first floor accommodation.

Lounge/Dining Room 5.00 m x 3.69 m

Double front facing window. Presently used as a dining room. Door to the dining kitchen. Door to the en-suite shower room.



Dining Kitchen

4.19 m x 3.40 m

Rear facing window, overlooking the garden. Fitted with a modern selection of base and wall mounted units in a beech effect shaker style finish with slate effect countertops and up-stands. Integrated electric hob, oven, extractor hood, fridge freezer and dishwasher. Fitted wine rack. Sink and drainer unit with mixer tap. Glass panelled door to sun porch.



Sun Porch/Utility Area

4.20 m x 2.19 m

Single glazed windows to the side and rear, enjoying views over the rear garden. Wooden exterior door giving access to the rear garden. Access to the utility area, which has a rear

facing window, fitted countertop and plumbing for washing machine.



Sittingroom/Bedroom 4 **4.95 m x 3.01 m**
 Double, front facing window. Most recently used as a sittingroom but providing ample space for use as a ground floor double bedroom. Traditional ceiling cornice and rose.



Bedroom 3 **3.00 m x 2.52 m**
 Ground floor bedroom with rear facing window. Sliding door to the en-suite shower room.



En-suite **2.97 m x 1.51 m**
 Fitted with a white suite comprising of toilet, wash-hand basin and large accessible shower area. Wetwall panelling within the shower area. Non-slip flooring. Door to the lounge/dining room.



Staircase
 A carpeted staircase allows access from the entrance hallway to the first floor accommodation. The first floor landing has a front facing Velux style roof window and doors to bedroom 1, bedroom 2, bathroom, boxroom and store. **The first floor accommodation has some coombed ceilings and measurements are given at widest points.**

Bedroom 1 **4.85 m x 3.03 m**
 Spacious double bedroom with front facing bay window.



Store **2.03 m x 1.49 m**
 Fitted counter top/desk area and shelving. Wall mounted gas central heating boiler (installed 2015).

Boxroom/Bedroom **3.64 m x 1.85 m**
 Rear facing Velux style roof window. Double fitted wardrobe with storage cupboards above. Space for use as a single/childs bedroom.

Bathroom **2.34 m x 2.24 m**
 Rear facing window. Fitted with a white suite comprising of toilet, wash-hand basin and bath.



Bedroom 2

3.66 m x 2.70 m

Double bedroom with front facing bay window. Built-in wardrobe with fitted shelf and hanging rail.



OUTSIDE

A good size enclosed garden lies to the rear of the property. The garden is mainly laid in grass with some mature shrubs and plantings. A concrete path at the south side of the property allows access via a wooden gate onto Admiralty Street. Wooden shed.

SERVICES

Mains water, electric, gas and drainage.

ITEMS INCLUDED

All fitted floor coverings, curtains, window blinds and lightfittings. Integrated kitchen appliances. Wooden shed.

Council Tax The property is registered as band C

EPC Banding EPC= D

Viewing Contact our Buckie Office on 01542 833255 to arrange a viewing appointment.

Email buckie.property@stewartwatson.co.uk

Reference Buckie/CF



The picturesque harbour and rugged coastline are close to the property

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 or leasees must satisfy themselves by inspection or otherwise, as to the accuracy of each of the statements contained in these particulars.

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