

# STEWART & WATSON

your **complete** property & legal service

**FIRTH VIEW, 2 COMMERCIAL ROAD**  
*PORTKNOCKIE, AB56 4JP*



### *Traditional Detached Dwellinghouse*

- Quiet residential area boasting stunning sea views.
- Un-furnished accommodation. D.G & gas C.H
- Hallway, Lounge, Dining Kitchen, Bathroom
- Shower Room & 3 Double Bedrooms.
- Small enclosed garden. No smoking.

***FOR LEASE***

***£640pcm***

*Tenants are responsible for all bills and council tax*

**[www.stewartwatson.co.uk](http://www.stewartwatson.co.uk)**

## 2 COMMERCIAL ROAD, PORTKNOCKIE AB56 4JP

### TYPE OF PROPERTY

Traditional detached dwellinghouse, situated in a quiet residential area of the popular coastal village of Portknockie. The property is conveniently located for the village shop and the Primary and Nursery schools. The picturesque harbour is located opposite the property with lovely views across the Moray Firth being appreciated from within the property.

### ACCOMMODATION

Ground Floor - hallway, lounge, fitted kitchen, bathroom, shower room and double bedroom.

First Floor - Two double bedrooms.

### OUTSIDE

Enclosed low maintenance rear garden.

### Items Included

Fridge freezer, washing machine, gas hob & electric oven.

### Council Tax

Band B

### EPC Banding

EPC=E

### Landlord Registration Number

479042/300/24381



### Deposit

The rental will be £640 per calendar month. A deposit of £640 is also payable on entry.

### Viewing

By appointment only which can be arranged by contacting our Buckie Office on 01542 833255

### Email

buckie.property@stewartwatson.co.uk

### Letting Agent registration number

LARN1904084

The Property Shop, 2 Main Street, Turriff AB53 4AD (01888) 563777  
59 High Street, Turriff AB53 4EL (01888) 563773  
65 High Street, Banff AB45 1AN (01261) 818883  
42/44 East Church Street, Buckie AB56 1AB (01542) 833255  
35 Queen Street, Peterhead AB42 1TP (01779) 476351

39 Broad Street, Fraserburgh, AB43 9AH (01346) 514443  
21 Market Square, Oldmeldrum AB51 0AA (01651) 872314  
4 North Street, Mintlaw, AB42 5HH (01771) 622338  
25 Grant Street, Cullen, AB56 4RS Mon-Fri 2pm-5pm (01542) 840408  
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