

# STEWART & WATSON

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**6 GORDON STREET  
PORTKNOCKIE, AB56 4NQ**



### *Traditional Semi-Detached Cottage*

- Close to harbour & Moray Firth Coast
- D.G & gas C.H
- Lounge, Dining Kitchen, Bathroom
- Double Bedroom & 2 Attic Bedrooms
- Small strip of ground to the rear of the property

***Offers Over £120,000***  
***Home Report Valuation £125,000***

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

## 6 GORDON STREET, PORTKNOCKIE, AB56 4NQ

### TYPE OF PROPERTY

We offer for sale this traditional semi-detached cottage, which is situated in a residential area of the popular coastal village of Portknockie. The cottage is close to the picturesque harbour, rugged Moray Firth Coastline and stunning rock formations. This home offers accommodation over two floors and benefits from double-glazing and mains gas central heating but would be enhanced by some modernisation and upgrading. Any fitted floorcoverings, curtains, window blinds and light fittings within the property will remain and are included in the price.

### ACCOMMODATION

#### Hallway

Enter through wooden exterior door into the hallway, which has doors to the lounge, bathroom and bedroom 1. The staircase allows access from this area to the first floor accommodation.

#### Lounge

**4.44 m x 4.10 m**

Glass panelled door from the hallway. Spacious lounge with front facing window. Double fitted cupboard with shelving and the gas meter. Glass panelled door to the dining kitchen.



#### Dining Kitchen

**4.41 m x 2.92 m**

Double aspect room with front and rear facing windows. Fitted with a selection of base and wall mounted units in a white, shaker style finish with granite effect countertops. Sink and drainer unit. Splashback wall tiling. Built-in cupboard providing useful storage and housing the gas central heating boiler. **The electric cooker, washing machine, dishwasher and fridge freezer are to be included in the price.**





### Bedroom 1

4.14 m x 3.14 m

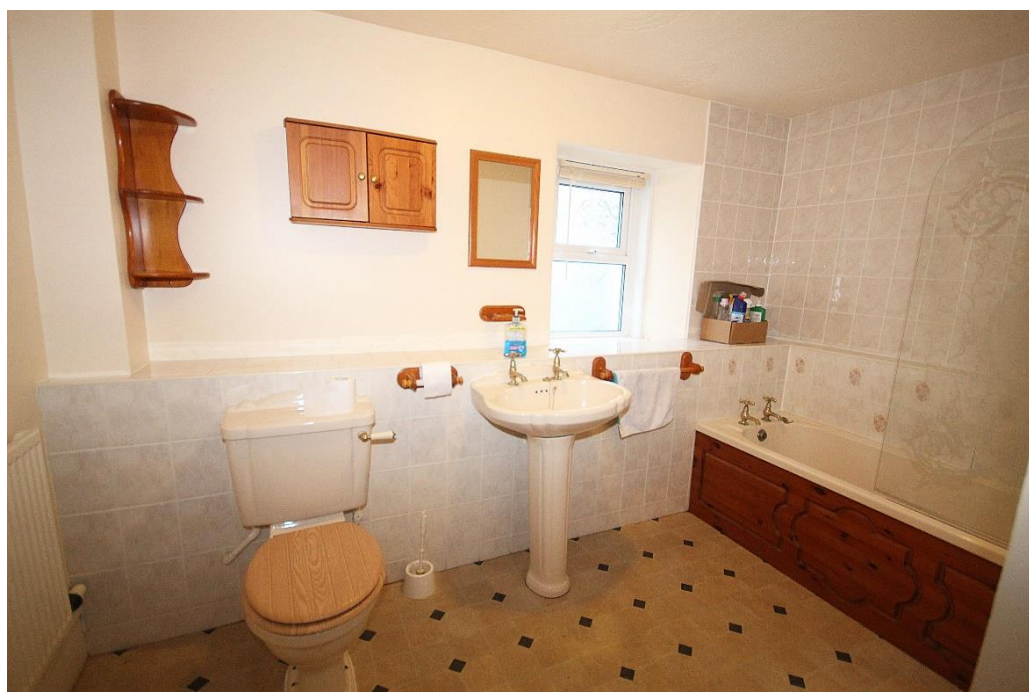
Double size, double aspect room with front and rear facing windows.



### Bathroom

3.40 m x 2.00 m

Rear facing window. Fitted with a soft cream coloured suite comprising of toilet, wash-hand basin and bath with shower fitment above. Splashback wall tiling. Built-in cupboard with fitted shelving. Built-in under stair cupboard.



### Staircase

A carpeted staircase with wooden banister allows access from the entrance hallway to the first floor accommodation. The first floor landing has a rear facing roof skylight

window and doors to the 2 attic bedrooms. Access to the eaves space. **The first floor accommodation has some coombed ceilings and measurements are given at widest points.**

### Attic Bedroom 2

3.04 m x 2.61 m

Front facing Velux style roof window. Double built-in wardrobe with sliding louvre doors, fitted shelf and hanging rail. Access to the eaves space.



### Attic Bedroom 3

3.81 m x 2.55 m

Front facing Velux style roof window.



### OUTSIDE

Small strip of ground to the rear of the property providing space for storing bins.



The picturesque harbour and Moray Firth Coastline are close to the property.



### SERVICES

Mains water, electric, gas and drainage.

### ITEMS INCLUDED

All fitted floorcoverings, curtains, window blinds and light fittings. The in electric cooker, washing machine, dishwasher and fridge freezer.

### Council Tax

The property is registered as band A

### EPC Banding

EPC=F

### Viewing

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

**Email** [buckie.property@stewartwatson.co.uk](mailto:buckie.property@stewartwatson.co.uk)

**Reference** Buckie/CF

**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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