

# STEWART & WATSON

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**11 REIDHAVEN STREET  
PORTKNOCKIE, AB56 4LS**



### *Traditional Detached Dwellinghouse*

- Popular area close to Moray Firth Coast
- Spacious accommodation with D.G & gas C.H
- Hallway, Lounge, Fitted Kitchen, Rear Porch
- Bathroom, Shower Room & possible 4 Bedrooms.
- Small enclosed rear courtyard. Attached Garage.

***Offers Over £179,000***  
***Home Report Valuation £185,000***

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

**TYPE OF PROPERTY**

We offer for sale this traditional detached dwellinghouse, which is situated in a popular residential area of the coastal village of Portknockie. The property is conveniently placed for the picturesque harbour, rugged coastline, footpaths, primary/nursery schools and village shops with additional supermarkets and amenities being found in the nearby town of Buckie. This home offers spacious, well-appointed accommodation over two floors and benefits from double-glazing and mains gas central heating. The property has been decorated in neutral tones and all fitted floorcoverings, curtains, window blinds and light fittings are to be included in the price.

**ACCOMMODATION**

**Hallway**

Enter through substantial wooden exterior door with glazed panel above into the hallway, which has doors to the lounge, sitting room/bedroom 4 and the shower room. The staircase allows access from this area to the first floor accommodation.



**Sitting Room/Bedroom 4**

**4.38 m x 3.35 m**

Double aspect room with front and rear facing windows. Providing space for use as a sitting room or as a possible ground floor bedroom.



**Shower Room**

**1.49 m x 1.43 m**

Fitted with a white suite comprising of toilet, wash-hand basin and corner shower cubicle. Wet wall panelling within the shower area. Heated towel ladder radiator.



**Lounge**

**4.44 m x 3.31 m**

Front facing window. Wooden fire surround with tiled hearth. Doors to the hallway, kitchen and rear porch.



### **Kitchen**

**4.54 m x 2.52 m**

Two rear facing windows. Fitted with a modern selection of base and wall mounted units in a beech effect finish with quartz effect countertops. Integrated gas hob, electric

double oven and extractor hood. One and a half bowl sink and drainer unit with mixer tap. Splashback wall tiling. Wall mounted gas central heating boiler.



### **Rear Porch**

Covered storage area under the external staircase with side facing window. Glass panelled exterior door allowing access to the rear courtyard.

### **Staircase**

A carpeted staircase with wooden banister and spindles allows access from the entrance hallway to the first floor accommodation. The first floor landing has a front facing Velux style window and doors to the bathroom and 3 bedrooms. **The first floor accommodation has some coombed ceilings and measurements are given at widest points.**



### **Bedroom 1**

**4.35 m x 3.26 m**

Double bedroom with front facing bay window.



**Bathroom** **2.37 m x 2.11 m**  
Rear facing Velux style roof window. Fitted with a white suite comprising of toilet, wash-hand basin and shaped bath with shower fitment above. Wet wall panelling within the bath/shower area. Heated towel ladder radiator.



**Bedroom 2** **4.33 m x 3.57 m**  
Double bedroom with front facing bay window.



**Bedroom 3** **3.01 m x 2.81 m**  
Rear facing Velux style roof window.



**OUTSIDE**  
A small garden area lies to the rear of the property, which is enclosed. The garden area is laid in concrete, paving and stone chips for ease of maintenance. An external staircase allows access to a first floor vestibule providing storage.

**Garage**  
Attached garage with power, light and water. Wooden door allows car access from Reidhaven Street. Glass panelled door from the rear garden area. A fixed wooden ladder allows access to a floored loft space. Gas meter, water, electric and drainage.



**SERVICES**  
Mains water, electric, gas and drainage.

**ITEMS INCLUDED**  
All fitted floorcoverings, curtains, window blinds and light fittings. The integrated kitchen appliances.

**Council Tax**  
The property is registered as band B

**EPC Banding** EPC=C

**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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