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## 18c New Street Portknockie AB56 4LR



This mid-terraced cottage located in the coastal village of Portknockie, just a short drive from Buckie and local amenities, would make an ideal first-time buy or investment purchase.

**MID-TERRACED COTTAGE  
ONE BEDROOM  
DOUBLE GLAZING  
PARTIAL ELECTRIC HEATING  
HOT WATER VIA GAS COMBI  
BOILER  
EPC RATING G  
COUNCIL TAX BAND A  
FREEHOLD  
VIEWING HIGHLY RECOMMENDED**

**Offers Around  
£70,000**

E957

This traditional stone and slate one bedroom mid-terraced cottage is situated in the coastal village of Portknockie, just a short drive from Buckie and local amenities.

Offering lots of potential but in need of some upgrading, the accommodation comprises an open plan living room/kitchen to the ground floor. Upstairs is a bedroom and shower room.

With double glazing throughout, there is partial electric heating via panel heaters and a gas combi boiler providing hot water,.

This would make an ideal investment purchase, first-time buy or holiday let and we highly recommend a viewing.







**If you are thinking of selling your property, we would be delighted to offer a free valuation  
Please contact us on 01343 548505**

- Kitchen/Living Room      5.02m x 4.13m
- Bedroom                      4.16m x 3.44m
- Shower Room                2.35m x 1.29m



**THE PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Any measurement, usage or description of the property should be taken as a guideline only and the existence of any Building Warrant/Planning Permission should be verified prior to purchase.