

5 Thunderton Place, Elgin IV30 1BG



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12 Samson Street, Portknockie AB56 4LY



This traditional three bedroom semi-detached house with garden, driveway and garage is situated in the coastal village of Portknockie and would make an ideal family home or holiday home.

TRADITIONAL STONE-BUILT SEMI-DETACHED HOUSE

THREE BEDROOMS

FRONT, SIDE AND REAR GARDENS

DRIVEWAY AND SINGLE GARAGE

GARDEN ROOM

GAS CENTRAL HEATING

DOUBLE GLAZING

COUNCIL TAX BAND B

EPC RATING D

FREEHOLD

VIEWING HIGHLY RECOMMENDED

**Offers Around
£165,000**

E1151

This traditional, stone-built three bedroom semi-detached house is located in an established residential area in the coastal village of Portknockie, around five miles from Buckie and a full range of amenities.

The accommodation comprises: Entrance vestibule, hallway, two bedrooms, living room with wood-burning stove, dining area and dining kitchen. To the first floor is a landing with under-eaves storage, a bedroom and bathroom.

The property benefits from double glazing and gas central heating.

A private driveway to the side of the property provides off-street parking for two cars and there is a single blockwork garage. There are low maintenance garden grounds to the front, side and rear, including a decked seating area, wooden shed and a timber garden room which has been fully insulated, has power and lighting and patio doors to the garden.

This would make an ideal family home or holiday home and we highly recommend a viewing.

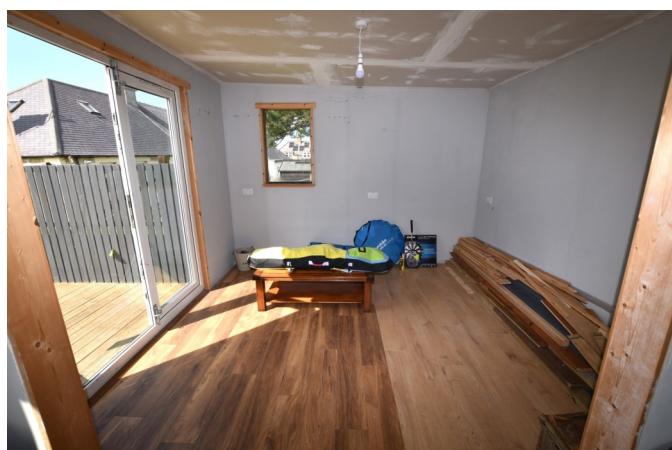








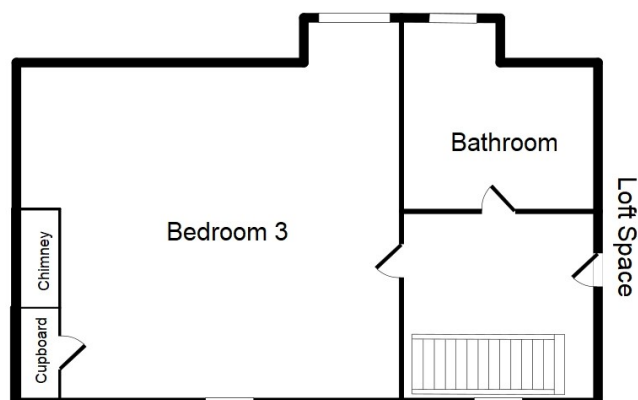
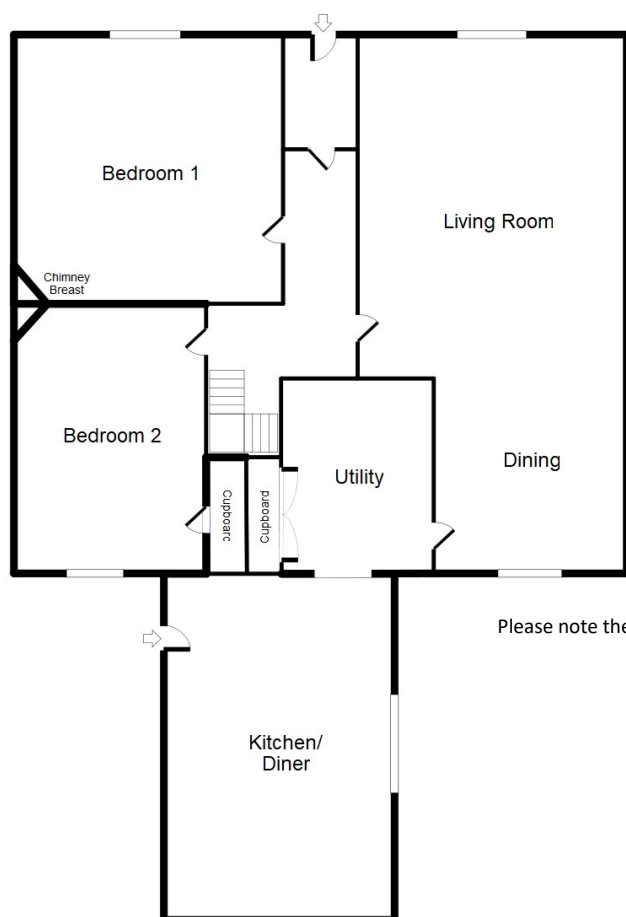




**If you are thinking of selling your property, we would be delighted to offer a free valuation
Please contact us on 01343 548505**

- Kitchen 5.64m x 3.24m
- Lounge 4.48m x 3.59m
- Dining Area 2.50m x 2.21m
- Bedroom 1 3.67m x 3.28m
- Bedroom 2 3.51m x 2.94m

- Bathroom 2.07m x 2.63m
- Bedroom 3 4.24m x 3.99m
- Summer House 6.71m x 3.49m
- Garage 3.56m x 5.64m



Please note these floorplans are not to scale and are for representational purposes only

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.