



KNOCK HOUSE, 10 KNOCK STREET  
WHITEHILLS, AB45 2NW

OFFERS OVER £250,000

**peterkins**



Knock House  
10 Knock Street  
Whitehills  
AB45 2NW

Offers Over £250,000

- Six Bedroomed Semi-Detached Dwellinghouse
- 2 Bright & Airy Public Rooms overlooking the Garden
- Kitchen
- Family Bathroom
- Downstairs Shower Room
- Utility Room
- Storeroom
- Large Front Garden
- Single Garage
- Greenhouse & Garden Shed
- Gas Central Heating

Viewing contact Peterkins  
(01466) 799352

Council Tax: D  
EPC: D  
Freehold

**Description:** Peterkins are delighted to offer for sale this substantial family house nestled in the heart of the village of Whitehills. The spacious accommodation is set over 3 floors and comprises 2 bright and airy public rooms, Kitchen, 6 good-sized Bedrooms, family Bathroom, Shower Room, Utility Room and a storeroom. There is a large front garden partly laid to lawn and partly laid in chipped stones. There are areas with bushes, apple trees, shrubs, plants and flowers and a patio area perfect for alfresco dining or BBQ's. Single garage, garden shed and a greenhouse. Early viewing is highly recommended to truly appreciate the size and all that this charming property has to offer.

**Location:** Whitehills is a charming fishing village located 2 miles west of the town of Banff. There is a primary school, village shop, café and bus stop all located within walking distance from the property. The Royal and Ancient Burgh of Banff is a delightful seaside town which boasts long sandy beaches and maintains it is one of the sunniest and driest towns in Scotland. Banff is within 1 ½ hours drive to the cities of Aberdeen and Inverness which has plane, rail and road links to the south. Local amenities include a variety of shops, Health Centre, Hospital, primary and secondary education as well as a variety of recreational facilities which includes the Duff House Royal Golf Club.

**Entrance:** The front door opens to a wide hallway that gives access to the Sitting Room, Living Room, Utility Room, stairs to upper floor and to the rear hallway. Telephone point, high skirting boards, ceiling light fitment, coving, parquet flooring, window to rear, storage under stairs with wall mounted shelves.

**Sitting Room:** 18' 4" x 14' 6" (5.59m x 4.43m)

Spacious room with fireplace (capped) with electric fire, decorative cast iron and wooden surround and wooden mantel piece, picture rail, ceiling and wall light fitments, coving, high skirting boards, parquet flooring, TV point, radiator, large window to front overlooking the garden.



**Living Room:** 16' 11" x 14' 2" (5.16m x 4.31m)  
Bright and airy room with large window to front, fireplace (capped) with electric fire, decorative marble and wooden surround, marble hearth and wooden mantel piece, high skirting boards, dado rail, TV and telephone point, storage cupboard houses shelves, wall and ceiling light fittings, coving, carpet, radiator, access to front hall and the Utility Room.

**Utility Room:** 14' 2" x 6' 5" (4.31m x 1.96m)  
Wall and base units, worktops, sink drainer, space for washing machine and tumble dryer, storage cupboard houses shelves, window to rear, French doors to hallway, sliding door to Living Room, carpet, fluorescent wall and ceiling light fittings.

**Rear Hallway:** Gives access to the rear hall, Shower Room and Kitchen. Window to rear with deep window sill, laminate flooring, ceiling light fitment.

**Rear Hall:** Access to the storeroom, rear hallway and back door. Laminate flooring, ceiling light fitment.

**Storeroom:** 10' 1" x 5' 9" (3.07m x 1.74m)  
Wall mounted shelves, small window to side, concrete flooring, gas meter, power and light.

**Shower Room:** 7' 0" x 5' 5" (2.14m x 1.64m)  
3-piece suite comprises of built in shower, WC and hand wash basin with wall mounted mirror and light fitment with shaver point above, vanity unit, skylight, laminate flooring, radiator, ceiling light fitment, partly tiled to dado level.

**Kitchen:** 15' 9" x 13' 0" (4.79m x 3.97m)  
Good-sized Kitchen with wall and base units, complementary worktops, tiled splash back, sink drainer, integrated hob, built in oven and grill, space for dishwasher and undercounter fridge with freezer box, storage cupboard houses the gas boiler and hot water tank, space for kitchen table, window to side, garden door, TV and telephone point, laminate flooring, fluorescent ceiling light fittings, radiator.

**Stairs to upper floors:** Staircase with carpet runner and beautiful wooden banister lead to the first floor landing which gives access to Bedroom 1, Bedroom 2, family Bathroom, Bedroom 3 and Bedroom 4. Carpet, ceiling light fitment, coving, window to rear.

**Bedroom 1:** 14' 2" x 11' 4" (4.31m x 3.45m)  
Spacious double Bedroom with window to rear, built in 2 double wardrobes, high skirting boards, carpet, ceiling light fitment, coving, radiator, fireplace (blocked off) with wooden mantel piece.

**Bedroom 2:** 14' 2" x 12' 2" (4.31m x 3.40m)  
Great-sized double Bedroom with window to front, TV point, high skirting boards, carpet, fireplace (blocked off), ceiling light fitment, coving, radiator, access to the family Bathroom.

**Family Bathroom:** 8' 3" x 7' 7" (2.51m x 2.31m)  
3-piece suite comprises shower over cast iron bath, WC and hand wash basin. Large window to front, tiled walls, vinyl flooring, ceiling light fitment.

**Bedroom 3:** 14' 5" x 11' 7" (4.39m x 3.53m)  
Good-sized double Bedroom with window to front, fireplace (blocked off), high skirting boards, ceiling light fitment, coving, carpet, radiator.

**Bedroom 4:** 13' 11" x 11' 4" (4.24m x 3.46m)  
Roomy double Bedroom with window to rear, built in 2 double wardrobes and built in desk with drawers, high skirting boards, fireplace (blocked off) ceiling light fitment, coving, carpet, radiator.

**Stairs to upper floor:** Staircase with carpet runner and original wooden banister lead to the second floor landing which gives access to Bedroom 5 and Bedroom 6. Wall cupboard houses fuse box and electric meter, window to rear, ceiling light fitment, storage cupboard houses the water tank.







**Bedroom 5:** 17' 1" x 14' 6" (5.20m x 4.42m)

Good-sized double Bedroom with skylights to front overlooking the garden and to rear boasting lovely sea views, wooden floors, partly coombed ceiling, wood panelled walls and ceiling, ceiling light fitment, loft hatch and 2 access points into the eaves.

**Bedroom 6:** 17' 1" x 14' 6" (5.20m x 4.42m)

Roomy double Bedroom with high skirting boards, fireplace (blocked off) with wooden mantel piece, ceiling light fitment, carpet, dual aspect skylights with sea views to the rear.

**Outside:** The property benefits from a substantial front garden partly laid to lawn and partly laid in chipped stone. There are areas with bushes, apple trees, shrubs, plants and flowers. Single garage, greenhouse and a garden shed. There is a patio area perfect for BBQs and alfresco dining. The property is located within a minute's walk from a lovely sea front walk, ideal for walkers or for dog walks.

The substantial garden may have potential for a additional house site (necessary planning consent needs to be obtained by interested parties).



After a reasonable period of advertisement, a closing date for offers may be fixed and all parties who have **SPECIFICALLY** registered an interest will be advised. Notwithstanding the foregoing, the sellers reserve the right to enter negotiations and conclude a bargain with any interested individual. All offers should be addressed to Messrs Peterkins, Solicitors, 3 The Square, Huntly.

Do you want the best mortgage for you?

A Mortgage Advisor from our offices will be pleased to provide you with mortgage advice and recommendations unique to your individual circumstances. With our mortgage sourcing system we will review the best deals available from the UK's banks and building societies. For a free mortgage appointment, contact [financial@peterkins.com](mailto:financial@peterkins.com) or telephone 01466 799352. We may not be able to act for purchasers of the particular property. Authorised and Regulated by the Financial Conduct Authority. Your home may be repossessed if you do not keep up repayments on your mortgage. Written quotations are available on request.

All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

**peterkins**

Aberdeen | Huntly | Inverurie | Keith | Alford

Huntly

Tel 01466 799352 Fax 01466 792241 Email [huntlypropshop@peterkins.com](mailto:huntlypropshop@peterkins.com)