



KNOCK HOUSE, 10 KNOCK STREET
WHITEHILLS, AB45 2NW

OFFERS OVER £240,000
(HR VALUATION £250,000)

peterkins



Knock House
10 Knock Street
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AB45 2NW

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- 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

Price Reduced – Home Report £250,000. Now Offers Over £240,000 invited.

Description: Peterkins are delighted to bring to the market this distinctive traditional family home, located in the heart of the popular coastal village of Whitehills. Full of charm and character, this substantial property offers a fantastic opportunity for someone looking to create a truly special home. Spread over three floors, the accommodation includes two bright and spacious public rooms, a Kitchen, six good-sized Bedrooms, family Bathroom, Shower Room, Utility Room and a storeroom. The property would benefit from a degree of upgrading and modernisation, however it offers plenty of space and retains a wonderful traditional feel throughout, with huge potential for the right buyer. Outside, the large front garden is partly laid to lawn and partly finished with chipped stones, with mature bushes, apple trees, shrubs, flowers and planting adding to the home's character. There is also a patio area ideal for outdoor dining and summer BBQs, along with a single garage, garden shed and greenhouse.

Viewing is highly recommended to appreciate the size, character and potential this unique property has to offer.

Location: Whitehills is a picturesque and welcoming fishing village located around 2 miles west of Banff on the beautiful Moray Firth coastline. Known for its attractive harbour, coastal walks and strong sense of community, the village offers a peaceful setting while still providing everyday amenities including a primary school, children's playpark, village shop, café and bus stop, all within easy walking distance of the property.

The nearby Royal and Ancient Burgh of Banff is a popular seaside town with a wide range of amenities including shops, supermarkets, cafés, Health Centre, Hospital, primary and secondary schooling and a variety of recreational facilities, including Duff House Royal Golf Club. Banff is also well known for its long sandy beaches and enjoys one of the sunniest and driest climates in Scotland.

For those commuting further afield, Aberdeen and Inverness are both within approximately an hour and a half's drive, offering excellent road, rail and air links.

Entrance: The front door opens into a wide and welcoming hallway, giving access to the Sitting Room, Living Room, Utility Room, rear hallway and staircase to the upper floor. Full of traditional character, the hallway features high skirting boards, coving and attractive parquet flooring. There is a telephone point, ceiling light fitting, window to the rear and a useful understairs storage cupboard fitted with wall-mounted shelving.

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

This spacious room is full of charm and features a fireplace with electric fire, decorative cast iron insert, wooden surround and mantelpiece. Additional features include picture rails, coving, high skirting boards and parquet flooring, all adding to the character of the room. There are ceiling and wall light fittings, a TV point, radiator and a large window to the front overlooking the garden, allowing plenty of natural light to fill the space.



Living Room: 16' 11" x 14' 2" (5.16m x 4.31m)

Bright and airy living room with a large window to the front allowing plenty of natural light into the room. A fireplace with electric fire, decorative marble and wooden surround, marble hearth and wooden mantelpiece creates an attractive focal point. Further features include high skirting boards, dado rail, coving, wall and ceiling light fittings, carpet flooring, TV and telephone points, radiator and a useful storage cupboard fitted with shelving. The room also provides access to the front hall and Utility Room.

Utility Room: 14' 2" x 6' 5" (4.31m x 1.96m)

Fitted with a range of wall and base units with worktops and sink with drainer. There is space for a washing machine and tumble dryer, along with a useful storage cupboard fitted with shelving. The room benefits from a window to the rear, French doors leading to the hallway and a sliding door to the Living Room. Further features include carpet flooring and fluorescent wall and ceiling light fittings.

Rear Hallway: Providing access to the rear hall, Shower Room and Kitchen. A window to the rear with deep windowsill allows natural light into the space. Further features include laminate flooring and a ceiling light fitting.

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

Storeroom: 10' 1" x 5' 9" (3.07m x 1.74m)

Useful storage space fitted with wall-mounted shelving. The room benefits from a small window to the side, concrete flooring, power and light, and also houses the gas meter.

Shower Room: 7' 0" x 5' 5" (2.14m x 1.64m)

Fitted with a three-piece suite comprising built-in shower, WC and hand wash basin with vanity unit. A wall-mounted mirror with light and shaver point is positioned above the sink. Further features include a skylight, laminate flooring, radiator, ceiling light fitting and partial tiling to dado height.

Kitchen: 15' 9" x 13' 0" (4.79m x 3.97m)

Good-sized Kitchen fitted with a range of wall and base units with complementary worktops and tiled splashback. Integrated appliances include a hob, built-in oven and grill, with additional space for a dishwasher and undercounter fridge with freezer box. A storage cupboard houses the gas boiler and hot water tank, while there is also ample space for a kitchen table. The room benefits from a window to the side, garden door, TV and telephone points, laminate flooring, fluorescent ceiling light fittings and a radiator.

Stairs to upper floors: A staircase with carpet runner and attractive wooden banister leads to the first floor landing, providing access to Bedroom 1, Bedroom 2, family Bathroom, Bedroom 3 and Bedroom 4. The landing features carpet flooring, coving, ceiling light fitting and a window to the 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 fitting, coving, radiator, fireplace (blocked off) with wooden mantel piece.

Bedroom 2: 14' 2" x 12' 2" (4.31m x 3.40m)

Generously sized double Bedroom with window to the front. Features include high skirting boards, coving, carpet flooring, ceiling light fitting, radiator, TV point and a fireplace. The room also benefits from direct access to the family Bathroom.

Family Bathroom: 8' 3" x 7' 7" (2.51m x 2.31m)

Fitted with a three-piece suite comprising cast iron bath with shower above, WC and hand wash basin. A large window to the front allows plenty of natural light into the room. Further features include tiled walls, vinyl flooring and a ceiling light fitting.

Bedroom 3: 14' 5" x 11' 7" (4.39m x 3.53m)

Good-sized double Bedroom with window to the front. Features include high skirting boards, coving, carpet flooring, ceiling light fitting, radiator and a fireplace.

Bedroom 4: 13' 11" x 11' 4" (4.24m x 3.46m)

Spacious double Bedroom with window to the rear, two built-in double wardrobes and a built-in desk with drawers. Additional features include high skirting boards, coving, carpet flooring, ceiling light fitting, radiator and a fireplace.

Stairs to upper floor: A staircase with carpet runner and original wooden banister leads to the second floor landing, providing access to Bedroom 5 and Bedroom 6. The landing benefits from a window to the rear, ceiling light fitting and a storage cupboard housing the water tank. A wall cupboard houses the fuse box and electric meter.







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

Good-sized double Bedroom with skylights to the front overlooking the garden and to the rear enjoying lovely sea views. Features include wooden flooring, partly coombed ceiling, wood-panelled walls and ceiling, ceiling light fitting, loft hatch and two access points into the eaves.

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

Spacious double Bedroom with dual aspect skylights, including views towards the sea to the rear. Further features include high skirting boards, carpet flooring, ceiling light fitting and a fireplace with wooden mantelpiece.

Outside:

The large front garden has a lovely established feel, with a mix of lawn, chipped stone pathways and mature planting including apple trees, shrubs, bushes and colourful flowers that bring interest and colour throughout the seasons. It's a peaceful and private space with plenty of room to enjoy.

There is a patio area that's perfect for sitting out in the warmer months, enjoying a BBQ or outdoor dining, along with a greenhouse, garden shed and single garage.

The property is also ideally placed just a short walk from the seafront, making it perfect for anyone who enjoys coastal walks, fresh air or walking the dog.

Given the size of the garden grounds, there may also be potential for an additional house site, subject to the appropriate planning consents being obtained.

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 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.

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