

# 5 Lennox Place

PORTGORDON, BUCKIE, AB56 5RY



*Development opportunity with potential for  
B&B, residential premises or business use*



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Number 5 Lennox Place was known as "The Lennox Pub" and until recently was a very vibrant traditional seaside pub, the last of two in the village that only closed due to a family bereavement.

Lennox Place is situated on the seafront of the Moray Coast, a hop, skip and a jump to the pebbled beaches and the old historic Portgordon Harbour the property has superb views across the Moray Firth.

# THE LOUNGE



The residential property offers spacious living accommodation over two floors and will require upgrading and modernization. In total there are six bedrooms, a lounge area, and a large dining kitchen. Some of the bedrooms have vanity units with a partially installed wet room on the ground floor and a shower room on the upper floor.

# THE KITCHEN



# THE WET ROOM





# BEDROOM 1



# BEDROOM 2 & 3



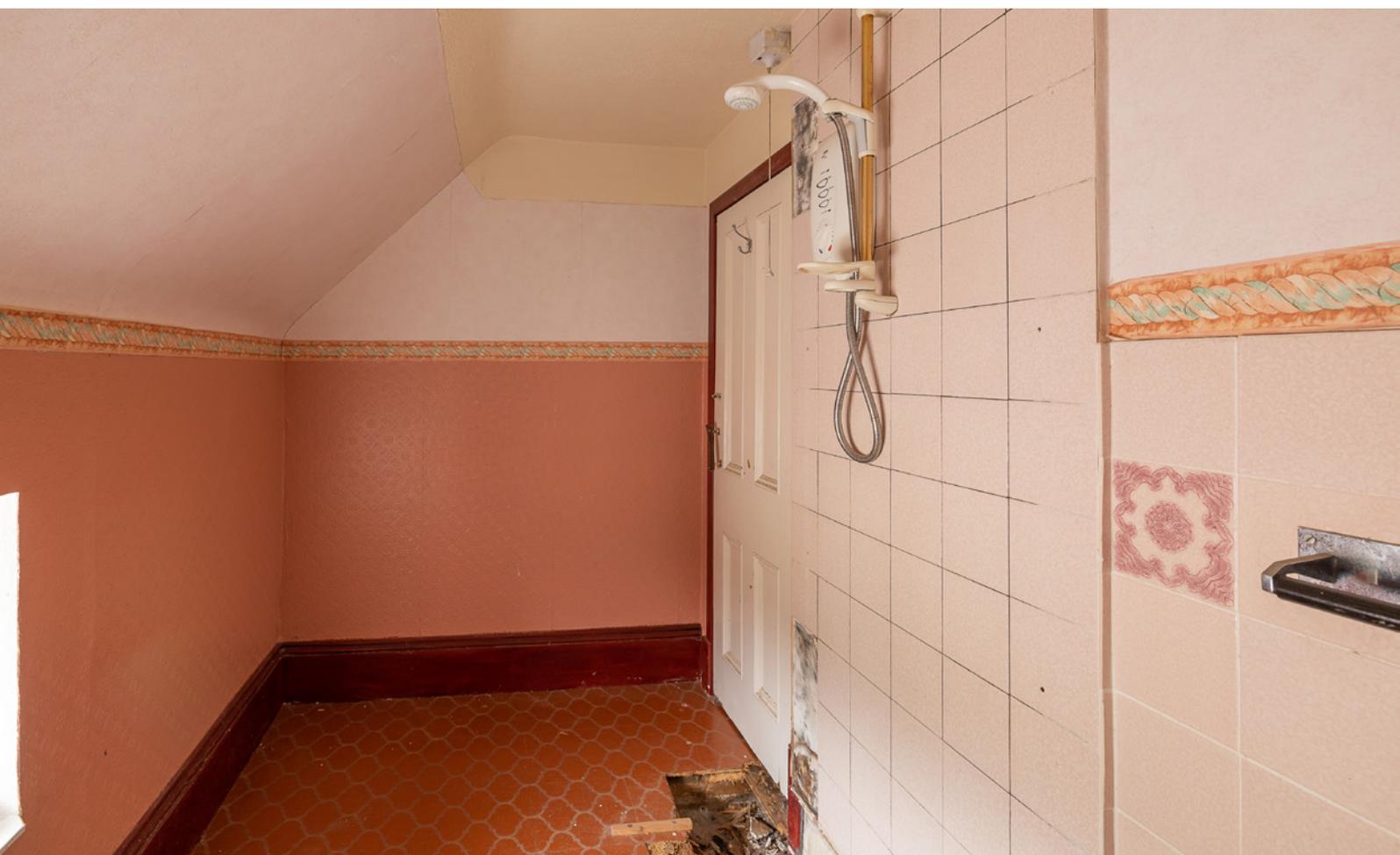
# BEDROOM 4



# BEDROOM 5 & 6



# THE SHOWER ROOM



“The Lennox Pub” has huge potential and with the relevant acquisition of a licence and upgrading could still be operated as a public house. The pub consists of a traditional long public bar with ample seating, with male toilets; the extensive lounge bar is at the rear of the property and is accessed through the public bar incorporating multiple seating options a dance floor, with dart boards and a pool table. There are both male and female toilets off the lounge bar.

# THE BARS



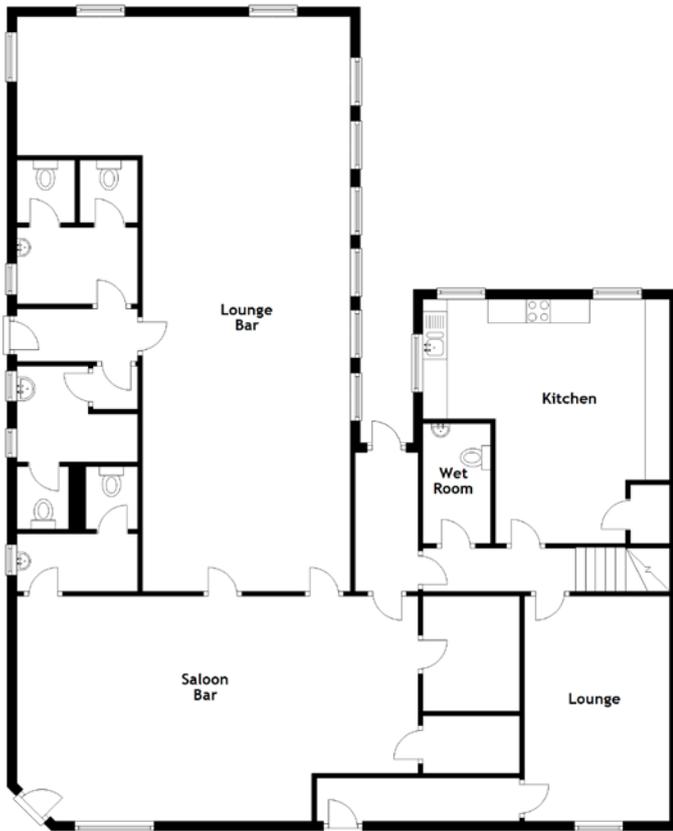
Both dwellings offer huge potential once all future redevelopments were applied for and granted, a fantastic opportunity for those looking at a change of lifestyle, potential B&B with a public house to boot, and where the property's on the Moray Coast are demanding ever-increasing prices.

A south-facing courtyard with grassed area to the rear allows for some off-road parking.

# THE GARDEN & REAR



# FLOOR PLAN, DIMENSIONS & MAP



## Approximate Dimensions (Taken from the widest point)

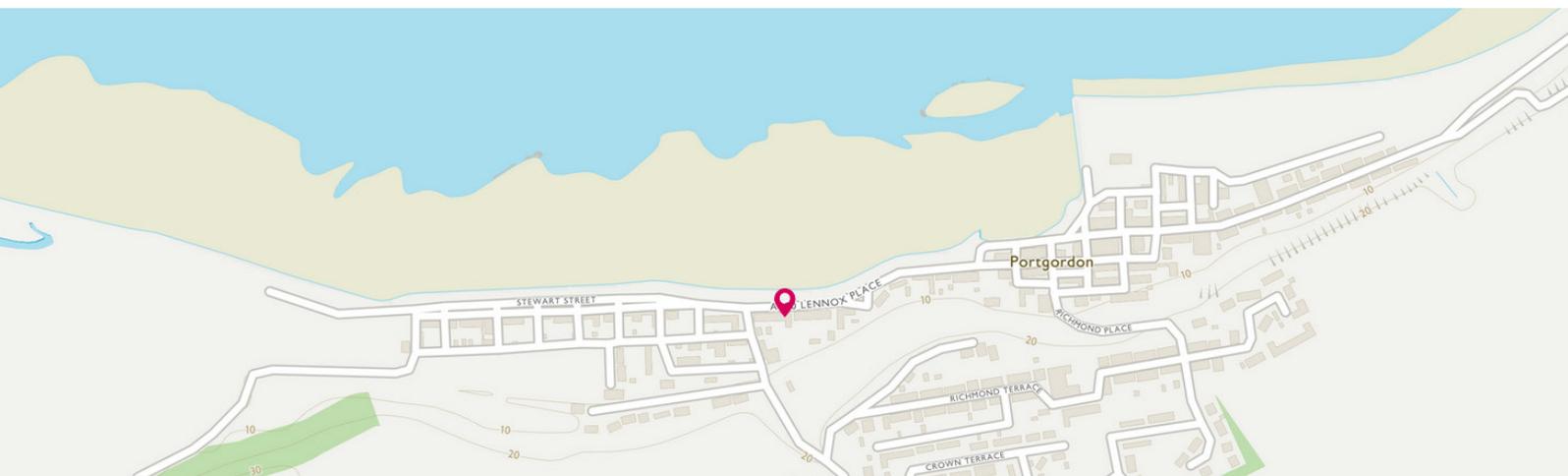
Lounge	4.70m (15'5") x 3.00m (9'10")
Kitchen	5.30m (17'5") x 5.10m (16'9")
Wet Room	2.50m (8'2") x 1.40m (4'7")
Saloon Bar	8.30m (27'3") x 4.70m (15'5")
Lounge Bar	12.00m (39'4") x 6.90m (22'8")
Bedroom 1	4.10m (13'5") x 3.10m (10'2")
Bedroom 2	4.10m (13'5") x 2.90m (9'6")
Bedroom 3	4.80m (15'9") x 3.70m (12'2")

Bedroom 4	3.30m (10'10") x 2.60m (8'6")
Bedroom 5	2.90m (9'6") x 2.60m (8'6")
Bedroom 6	3.30m (10'10") x 3.00m (9'10")
Shower Room	3.30m (10'10") x 1.60m (5'3")

Gross internal floor area (m<sup>2</sup>): 281m<sup>2</sup>

EPC Rating: G

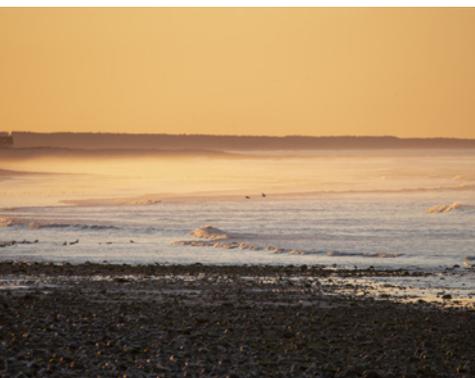
Extras (Included in the sale): All fitted floor coverings, blinds, and light fittings, along with the furniture in the public house.



# THE LOCATION

This former very popular public house and the residential property at number 5 Lennox Place is located in the lower part of Portgordon a popular seaside village on the Moray Coast, the property is conveniently located and within walking distance to the village centre, village store and post office.





Pre-and primary schooling is available in the village with secondary education available in the nearby town of Buckie. The seaside town of Buckie is a busy little town with its working harbour and marina. It boasts numerous leisure facilities including a leisure centre with a swimming pool, two links golf courses and two outdoor bowling greens, together with some stunning scenery and beaches along its coastline. The River Spey is right on your doorstep and is renowned for its salmon and trout fishing.

There is a choice of pre and primary along with secondary education facilities, together with the “Ardach” Health Centre, one of two major NHS facilities within the town. Several restaurants, cafes, pubs, local shops and supermarkets, together with numerous churches can be found in and around the town centre. A comprehensive East coast bus network operates through Buckie and the village of Portgordon.

The main East Coast rail network operates through Elgin providing a link to both Inverness and Aberdeen with Keith Railway station (with free parking) being the nearest link for the village of Portgordon.

# McEwan Fraser Legal

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