

The Old Net Store

2 HILL STREET, PORTKNOCKIE, BUCKIE, AB56 4LP



Immaculate detached two-bedroom traditional fisher cottage, popular holiday let with huge investment potential



01542 280 444



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal are delighted to bring to the market a stunning picturesque two-bedroom detached dwelling in the quaint and quiet village of Portnockie. This immaculate stone and slate-built detached dwelling located in an elevated location is minutes on foot from the ever-popular Moray coast. The current owners during their long tenure have refurbished, renovated and maintained this property to an impeccable standard ensuring that many guests and repeat customers have a wonderful experience.

With generous-sized accommodation throughout, decorated in a fresh neutral pallet, the property also benefits from double-glazed windows, gas central heating and a multitude of stylish furnishings and fittings. The Old Net Store at 2 Hill Street is currently being used as a very lucrative and extremely successful holiday let and with its magnificent seaside location makes for an excellent investment property or indeed a stunning family or holiday home. An absolute must-view you will not be disappointed.

THE LOUNGE



The property comprises a hallway leading to all other accommodation. There are two principal rooms on the ground floor. A lounge with dual aspect windows that are flooded with natural light and features an electric fireplace and a spacious formal dining/family room.

THE DINING ROOM



THE KITCHEN



There is a modern kitchen with multiple base and wall-mounted units with a mixture of integrated and stand-alone appliances.



The first floor comprises two double bedrooms both of which have fitted wardrobes or cupboards with a centrally located family bathroom with a shower over the bath completing the accommodation.

THE BATHROOM



BEDROOM 1



BEDROOM 2

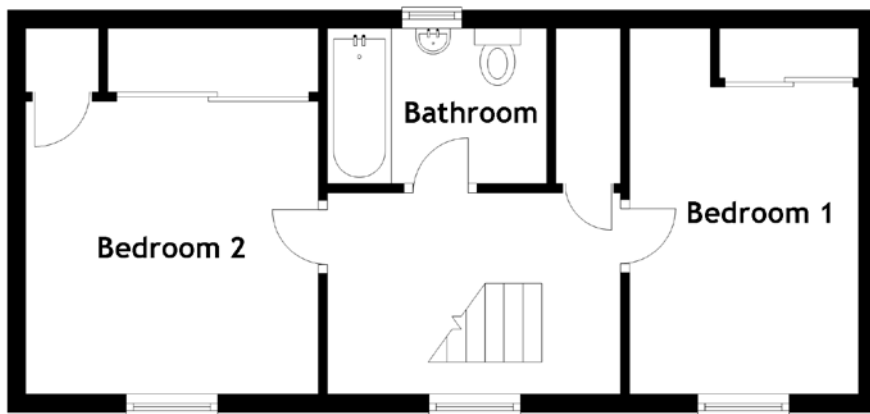
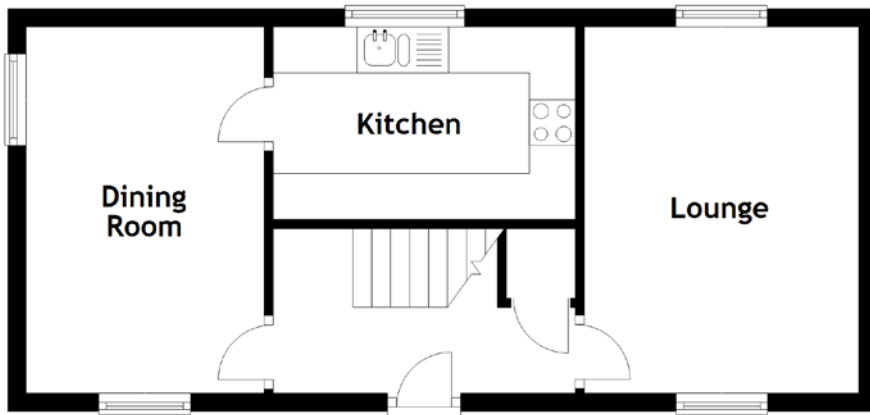


On-street parking is available at the front of the property. A gate to the side allows access to a small side and rear garden with sporadic planting of shrubs and potted seasonal flowers. A seating area allows for some al-fresco dining and enjoying the afternoon sun.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

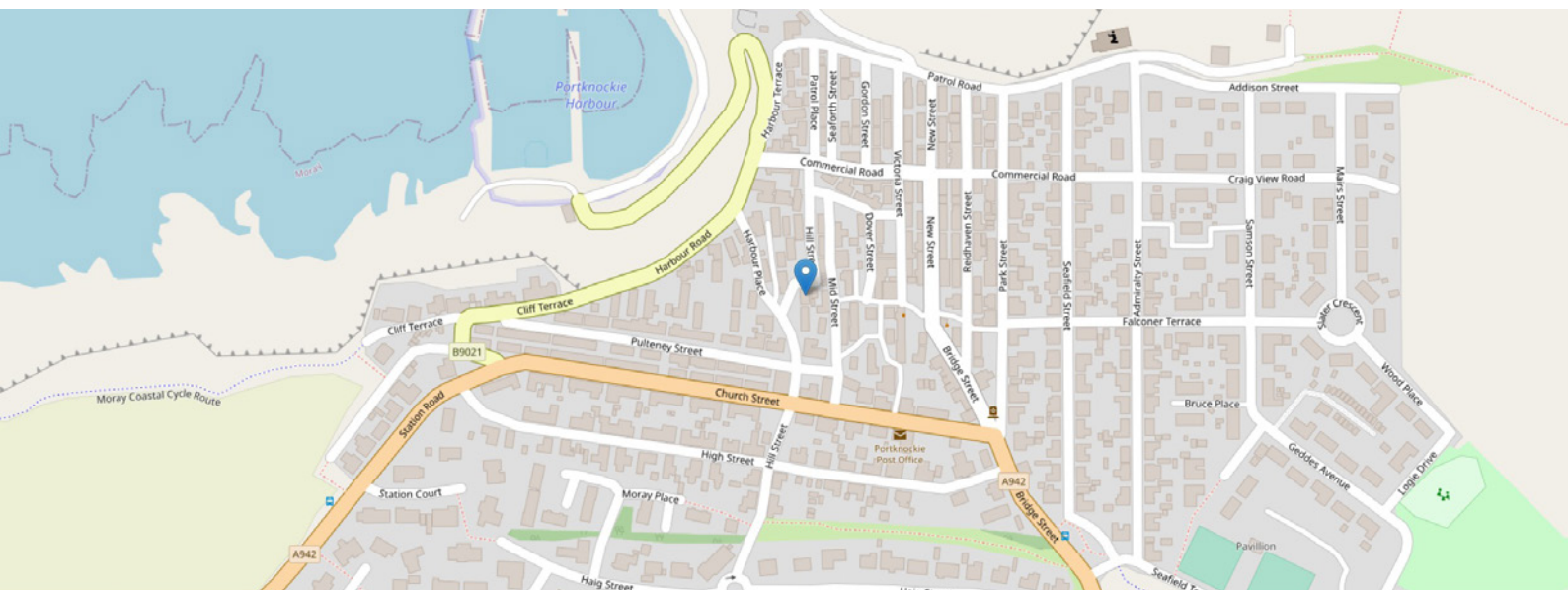


Approximate Dimensions
(Taken from the widest point)

Lounge	4.00m (13'1") x 3.00m (9'10")
Dining Room	4.00m (13'1") x 2.60m (8'6")
Kitchen	3.30m (10'10") x 2.10m (6'11")
Bathroom	2.40m (7'10") x 1.70m (5'7")
Bedroom 1	4.00m (13'1") x 2.50m (8'2")
Bedroom 2	3.20m (10'6") x 3.20m (10'6")

Gross internal floor area (m²): 74m² | EPC Rating: D

Extras (Included in the sale): All fitted floor coverings, blinds, curtains, and light fittings. Also included in the sale are the dishwasher, fridge freezer and washing machine. The garden shed will also remain. Note: With a few exceptions most furniture and equipment (i.e. including TVs, stereos, crockery, cutlery, bedding, towels etc) are all available by separate negotiation.



THE LOCATION

The Old Net Store is situated in an elevated location and within walking distance of the harbour and coastal footpath of the Moray Firth which has some stunning scenery. You have a choice of spectacular walks on pebbled and sandy beaches, whilst enjoying the abundance of wildlife including a multitude of sea birds, seals, dolphins and the occasional visiting whale, which can be seen along this rugged coastline. The Moray coast is renowned for having a relatively mild climate. The angler is spoilt for choice with numerous rivers including the River Spey world renowned for its salmon and trout fishing and there are beaches and local harbours, all within a short distance of this property waiting to be fished.





The village offers pre and primary schooling, a local shop, a public house/hotel, a fantastic fish and chip shop and a pharmacy. Secondary education is available in the ever-popular coastal town of Buckie approximately 3 miles to the West of Portknockie, with a comprehensive bus service operating through the village.

Buckie is a busy town with its working harbour and It boasts numerous leisure facilities including a leisure centre with a swimming pool, two links golf courses, and two outdoor bowling greens, together with the Ardach Health Centre, one of two major NHS facilities within the town. Several banking facilities, restaurants, cafés, pubs, local shops and supermarkets, together with numerous churches are in and around the town centre.

The main East Coast Rail network operates through Elgin providing a link to both Inverness and Aberdeen with Keith Railway Station being the nearest link to the town of Portknockie approximately 10 miles away. National and international flights from Aberdeen Dyce Airport and Inverness Dalcross Airport.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01542 280 444

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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