

13 Mackenzie Street

FINDOCHTY, BUCKIE, MORAY, AB56 4PY



A semi-detached three-bedroom house that requires modernisation and upgrading in the desirable village of Findochty on the Moray Firth



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13 Mackenzie Street is located in the upper part of the village, in a popular location, close to all amenities. This spacious three-bedroom with a potential fourth bedroom/games room has recently undergone quite a lot of redecoration due to some unforeseen circumstances. The property will require further modernisation and upgrading, which is reflected in the asking price.

The cottage boasts three double bedrooms, with a games room upstairs that could quite easily be converted to a fourth bedroom if a Velux window were fitted. The property further benefits from a neutral décor throughout with double glazing and gas central heating.

THE LOUNGE



A vestibule from the front of the property leads to the hallway and all further accommodation. The spacious south-facing lounge has an original working fireplace.

THE KITCHEN



The dining kitchen with multiple wall and base-mounted units is at the rear of the property and allows access to the rear garden. There is a centrally located family bathroom with a separate shower cubicle and a double bedroom, which completes the ground floor accommodation.



THE BATHROOM



BEDROOM 3



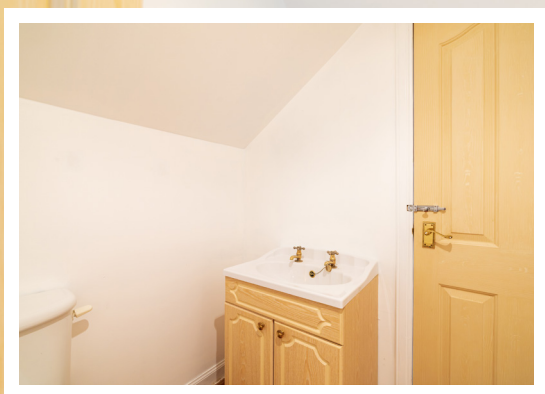


There is a carpeted staircase on the first floor, where there are also two double bedrooms, one of which has a fitted en-suite toilet and wash hand basin with distant views over the Moray Firth. A potential fourth bedroom/games room completes the accommodation. In addition, there are ample storage cupboards on both floors.

This property would undoubtedly suit the first-time purchaser, and would also suit the DIY enthusiast with the potential to upgrade at minimum cost and sell for a decent profit. Once upgraded, it could also be an investment opportunity, with rental and holiday homes demanding ever-increasing prices.

BEDROOM 1





BEDROOM 2



GAMES ROOM/BEDROOM 4



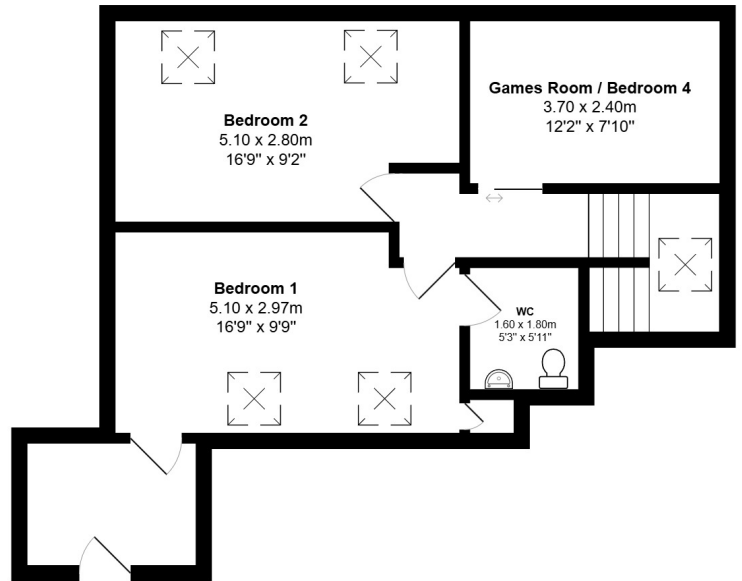
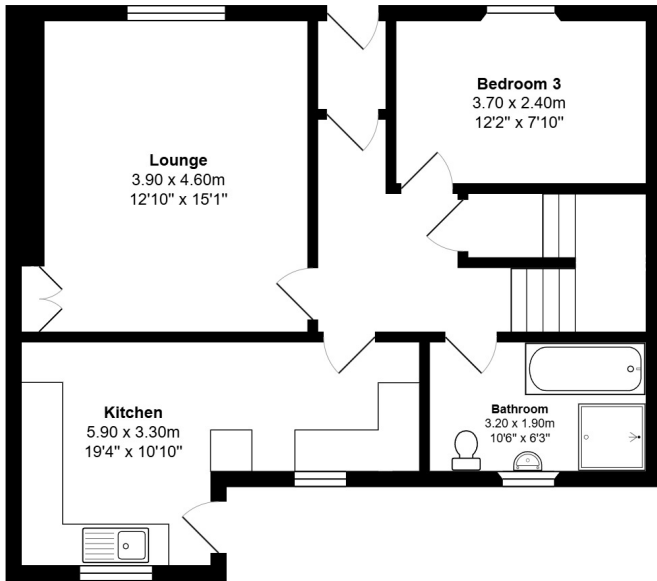
Free on-street parking is available at the front of the property. The walled front garden with steps down to the front door is laid to decorative stone chip and an abundance of wild flower plants and shrubs. The extensive rear garden is bordered by a hedge or fence on three sides and can be accessed from a gate at the side of the property or the kitchen. A large stone patio area will eventually be the perfect spot for enjoying some alfresco dining, entertaining and enjoying the afternoon sun. The extensive rear garden was laid to lawn but is now overgrown.

Note: Due to some unforeseen circumstances. The property will require further modernisation and upgrading, which is reflected in the asking price. Would suit the DIY enthusiast with the potential to upgrade at minimum cost and sell for a decent profit.

EXTERNALS



FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 115m² | EPC Rating: E

All floor coverings, blinds, curtains, and light fittings are included in the sale.

Services: Mains electricity, main drains, water and gas central heating.



THE LOCATION

Situated in the upper part of Findochty village, the property is a brisk walk from the harbour beaches and rugged coastline. There is a large convenience store in the village, a pharmacy, an outdoor bowling green and a popular pub with a restaurant. There is also pre-school and primary schooling available, with secondary and higher education available in the nearby town of Buckie, approximately 2 miles to the West.





The town of Buckie and Findochty village sit right on the coastal footpath of the Moray Firth, where you have a choice of spectacular walks on pebbled and sandy beaches, whilst enjoying the abundance of wildlife, including dolphins and seals, which can be seen along this rugged coastline. Buckie is a busy little town with its working harbour and marina. It boasts numerous leisure facilities, including a leisure centre with swimming pool, two links golf courses and two outdoor bowling greens, together with some stunning scenery and beaches along its coastline. There is a choice of pre-school, primary and secondary education facilities, together with two major NHS facilities in Buckie. Several restaurants, cafes, pubs, local shops and supermarkets can be found in and around the town centre.

A comprehensive East Coast bus network operates through the village. The city of Elgin is within 17 miles West of the property, providing all the amenities one would expect with modern-day city living, including superb educational and recreational facilities. 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 Findochty, 8 miles away.

Easy access to the A96 gives direct routing to Aberdeen, approximately 62 miles to the East, and Inverness, 58 miles to the West. Both cities offer excellent rail and bus service, with national and international flights being provided by Aberdeen Dyce Airport and Inverness Dalcross Airport.



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