



**McEwan Fraser Legal**

Solicitors & Estate Agents

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**Marden**

SOUTH SCOTSTOWN, RATHVEN, BUCKIE, AB56 4DP



# South Scotstown, RATHVEN, BUCKIE, AB56 4DP

*“... a stunning rural location, with panoramic views to the north and south ...”*

Marden is located in a stunning rural location, with panoramic views to the north and south, minutes from the village of Rathven and a short drive from the coastal village of Portessie and the town of Buckie.

Primary schooling can be found in both Portessie and Buckie with secondary and higher education available at Buckie High School.

Buckie is a busy town with its own working harbour and marina. It boasts numerous leisure facilities including a leisure centre with swimming pool, two links golf courses, outdoor bowling greens and two major NHS facilities with a small hospital. Banking facilities, restaurants, cafes, pubs, local shops and supermarkets can be found in and around the town centre.

The property is a short drive from the coastal footpath of the Moray Firth which has some stunning scenery and beaches along its shoreline, 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. The angler really is spoilt for choice with numerous rivers, beaches rugged coastline and local harbours waiting to be fished. A comprehensive East Coast bus network operates through Buckie.

The city of Elgin is within eighteen miles 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 Rathven. Aberdeen and Inverness are an easy commute with both cities offering excellent rail and bus service, with national and international flights being provided by Aberdeen Dyce Airport and Inverness Dalcross Airport.







# Marden SOUTH SCOTSTOWN, RATHVEN, BUCKIE, AB56 4DP

Marden is located in a blissfully quiet, rural location minutes from the village of Rathven and the busy sea town of Buckie. This stunning detached dwelling was designed by the current owners with the assistance of a renowned local architect to provide spacious versatile family living over two floors.

The property boasts many requirements one would expect with modern day family living. The use of quality materials, furnishings and fittings are evident throughout the property. Further benefitting from a burglar alarm with remote control, double glazed windows and immaculate fresh neutral decor throughout. Viewing is a must and the only way to fully appreciate the quality of the generously sized accommodation, fantastic location and superb gardens that this property has to offer.

The property consists of a front vestibule leading to the bright and welcoming hall with guest WC, a spacious lounge with feature fireplace and patio doors to the garden. The lounge is open plan to the formal dining area, fantastic quality fitted dining kitchen including integrated appliances with an Aga Range cooker as its main focal point and is open plan to the family room, utility room with a three-piece shower room and access to the rear garden as well as the integrated super-sized double garage.

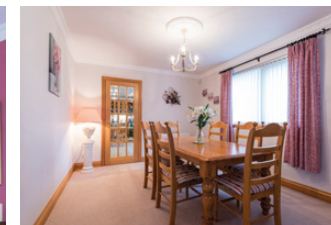
A carpeted staircase with wooden balustrade leads to the first-floor landing where you have the master bedroom with en-suite shower room with his and her wardrobes and dressing room, a further three double bedrooms two of which

have fitted wardrobes, a centrally located three-piece family bathroom with shower over the bath completes the accommodation.

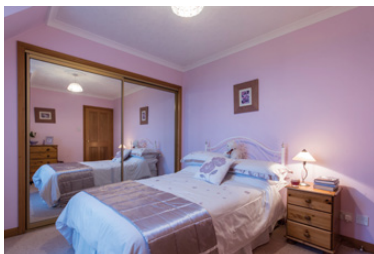
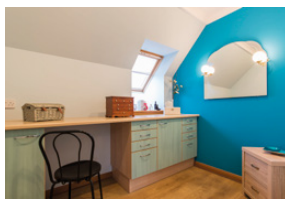
There are also two attic spaces, both floored, for additional storage space.

A private lane leads to the spacious driveway where you have parking for several vehicles on a decorative stone-chip drive. The stunning gardens to the east and west side of the property are gated with a large perimeter fence that ensures they are both a safe and secure environment for children and pets alike.

The gardens have been landscaped to provide stunning tranquil areas with many additional features, including power points and lighting to the front garden and lighting to the rear garden as well as low energy dusk till dawn lights surrounding the house and drive. Intertwining pathways take you to various different garden areas which are awash with colour from the multitude of mature shrubs and plants that adorn this garden. A large patio area from the lounge is perfect for entertaining, al-fresco dining and enjoying the sun. The super-sized integrated garage with remote controlled door has power, light and water.

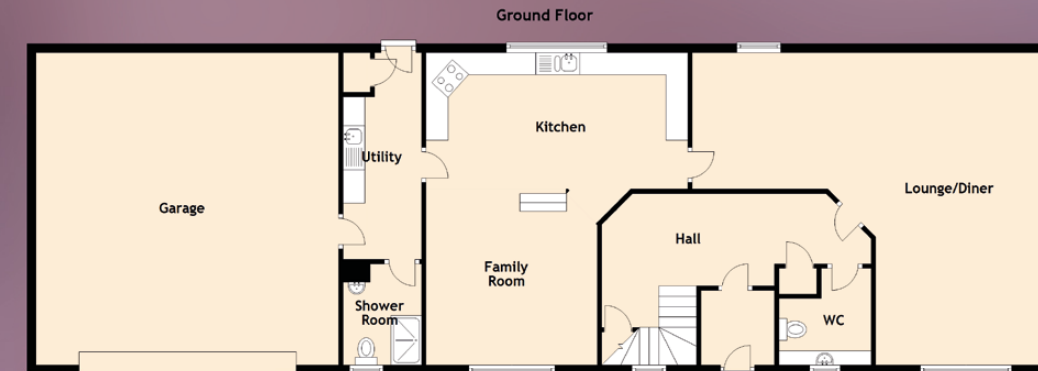






# Specifications & Details

## FLOOR PLAN, DIMENSIONS & MAP



### Approximate Dimensions (Taken from the widest point)

Ground Floor	
Lounge/Diner	8.30m (27'3") x 7.10m (23'4")
Kitchen	5.96m (19'7") x 3.10m (10'2")
Family Room	3.90m (12'10") x 3.90m (12'9")
Utility	4.70m (15'5") x 1.80m (5'11")
Shower Room	2.30m (7'7") x 1.80m (5'11")
WC	2.20m (7'3") x 2.10m (6'11")
Garage	7.10m (23'4") x 6.90m (22'8")

First Floor	
Master Bedroom	4.80m (15'9") x 4.50m (14'9")
En-suite	2.70m (8'10") x 2.30m (7'7")
Dressing Room	2.70m (8'10") x 2.30m (7'7")
Bedroom 2	3.80m (12'6") x 2.80m (9'2")
Bedroom 3	4.20m (13'9") x 3.50m (11'6")
Bedroom 4	3.50m (11'6") x 3.20m (10'6")
Bathroom	2.50m (8'2") x 1.90m (6'3")

Gross internal floor area (m<sup>2</sup>): 191m<sup>2</sup> | EPC Rating: D

Extras (Included in the sale): All floor coverings, blinds, curtains, and light fittings.

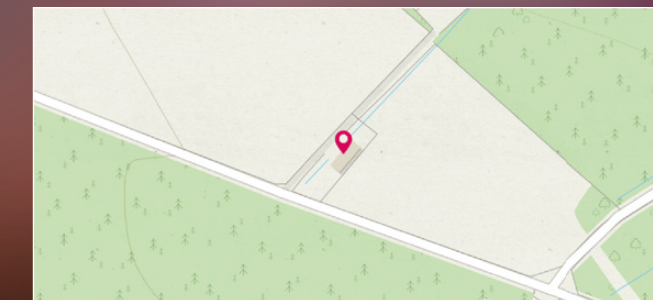


Image credit: <https://www.dummeysurvey.co.uk/rooms/>





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