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Hesdin

31 WEST CATHCART STREET, BUCKIE, AB56 1PP



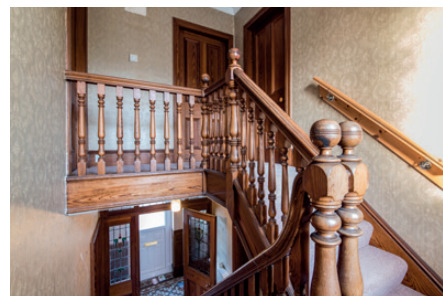
BUCKIE

"Hesdin" 31 West Cathcart Street is located in the upper part of Buckie, a small fishing town on the renowned Moray Firth Coastline. Just a short drive and you have a choice of either pebbled or sandy beaches and rugged coastline where an abundance of wildlife can be seen from seals, dolphins and numerous species of birds which frequent the Moray Coast. Buckie is a busy little town with a working harbour and marina. It boasts numerous leisure facilities including

a leisure centre with swimming pool, two 18 hole links golf courses and two outside bowling greens. The River Spey is on your doorstep and is famous for its salmon and trout fishing. There are also numerous other rivers, beaches and local harbours to fish, all within a short distance.

There is a choice of pre-school, primary school and secondary education a couple of minutes walk from the property, together with two

major NHS health centres and a small hospital. Further local amenities include banking facilities, restaurants, cafes, pubs, traditional local shops and supermarkets. A comprehensive east coast bus network operates through Buckie.



HESDIN

“Hesdin” 31 West Cathcart Street is situated in a quiet popular residential area of Buckie a historic picturesque seaside town on the Moray Coast. This semi-detached three-bedroom property with symmetrical frontage has maintained a wealth of period

features throughout its years, including the original quarry tiled floor in the vestibule, leading through the stained glassed inner doors to the main hallway, where a traditional wooden stairway with stunning balustrade leads to the upper floor.

Throughout the property, you will find original, ceiling cornice, pitch pine panel doors, and high skirting boards with some original fireplaces. Also, the property further benefits from full double glazing, and gas central heating. The property would benefit

from further modernization however this is a must view for anybody looking for a property that has charm and character throughout.

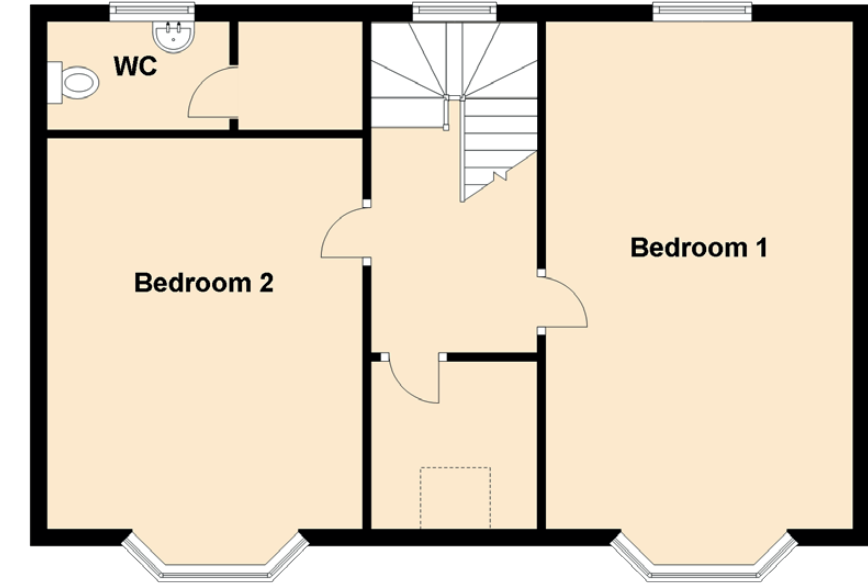
Access through the attractive vestibule which in turn leads to the

welcoming traditional reception hall. There are two principal rooms on the ground floor level providing flexible accommodation. The spacious formal lounge with its bay window is located on the west side of the property and boasts an original fireplace. Reception

room two/bedroom three is on the east side of the property again with a bay window and fireplace. The kitchen to the rear of the property has a selection of base and wall mounted units. A centrally located three-piece family bathroom and

sun room complete the lower floor. A carpeted staircase with wooden balustrade leads to the first-floor landing with a ‘stained glass window’ on the half landing. On the upper floor, you have two large double bedrooms one of which has an en-suite toilet

and hand washbasin. A centrally located box room would be perfect for a small office or would provide additional storage.



Approximate Dimensions (Taken from the widest point)

Lounge	6.60m (21'8") x 3.60m (11'10")
Kitchen	3.30m (10'10") x 2.60m (8'6")
Sun Room	2.90m (9'6") x 2.50m (8'2")
Bathroom	2.20m (7'3") x 1.70m (5'7")
Bedroom 1	6.70m (22') x 3.70m (12'2")
Bedroom 2	5.50m (18'1") x 3.80m (12'6")
Bedroom 3	4.90m (16'1") x 3.70m (12'2")
WC	2.20m (7'3") x 1.30m (4'3")

Gross internal floor area (m²): 144m² | EPC Rating: D

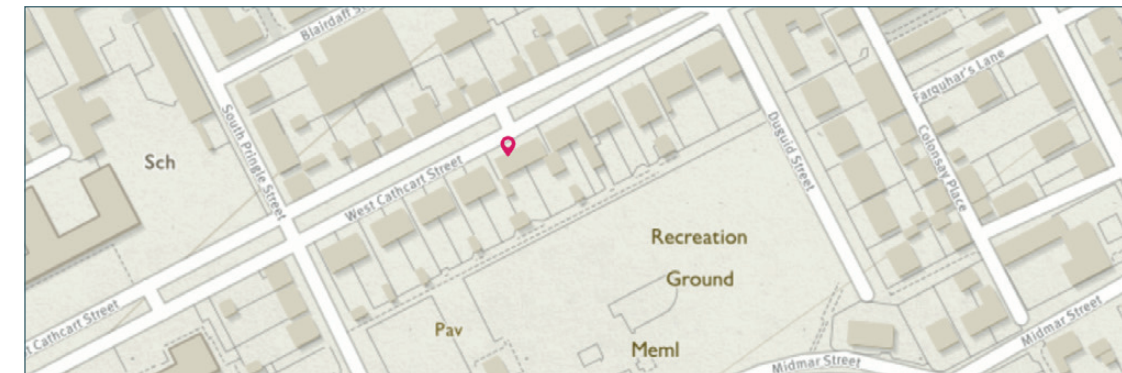


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To the front of the property, two single gates with a boundary wall allow access to the front garden with a pathway to the side leading to the rear of the property. The front garden is laid mostly to paving slabs with sporadic planting of seasonal plants and shrubs. The south facing rear garden is accessed via a wooden side gate or from the garage to the rear of the property.



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