

# 31 West Cathcart Street

BUCKIE, MORAY, AB56 1PP



*Semi-detached traditional stone & slate-built  
two-bedroom dwelling circa 1923*



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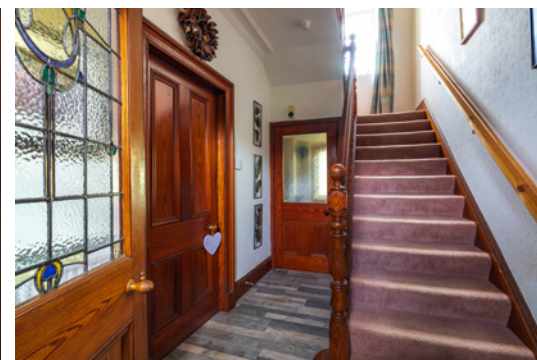
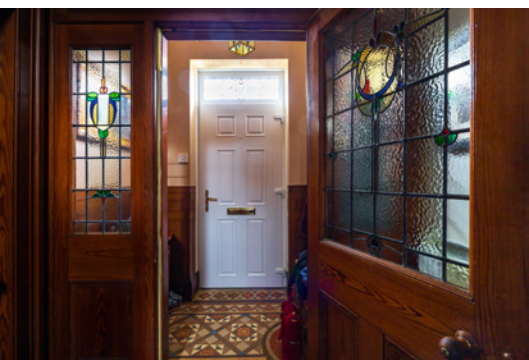


"Hesdin" 31 West Cathcart Street is situated in a quiet popular residential area of Buckie a historic picturesque seaside town on the Moray Coast. This semi-detached two-bedroom property with symmetrical frontage has maintained a wealth of period features throughout its years, including the original 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.

The current owners during their tenure have completed a multitude of renovations including a new gas central heating system with new radiators, a recently installed bespoke dining kitchen, and a modern family bathroom to name but a few, they have where possible ensured to retain a wealth of original features throughout the renovations.

Offering spacious and versatile living accommodations over two floors, presented to the market in a walk-in condition. Further benefitting from many stylish fittings and finishings, fresh neutral decor, full double glazing, and gas central heating. This substantial property, with many potential opportunities, will make a superb family home early viewing is a must and is highly recommended.

# THE RECEPTION HALL



Access through the attractive vestibule which in turn leads to the welcoming traditional reception hall.



# THE SITTING ROOM



Access through the attractive vestibule which in turn leads to the welcoming traditional reception hall. There are two principal rooms on the ground floor providing flexible accommodation. The spacious formal sitting room with its bay window is located on the west side of the property and boasts an original fireplace.





The recently installed be-spoke dining kitchen is on the east side again with a bay window fitted with multiple wall and base-mounted units with contrasting work surfaces, and quality integrated appliances. At the rear of the property is the spacious family shower room complete with a separate shower cubicle, a large cupboard housing the hot water boiler, a utility room that was formerly the bathroom, and a south-facing sun room complete the lower floor.

# THE KITCHEN & UTILITY





# THE SHOWER ROOM

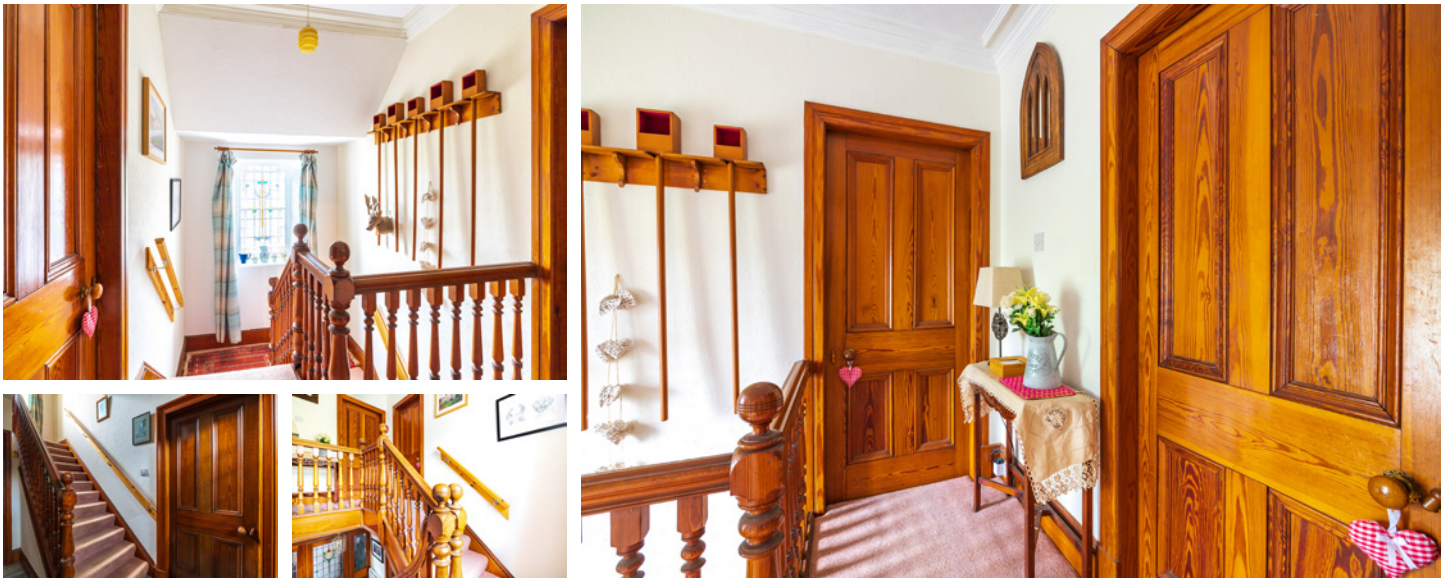




# THE SUN ROOM







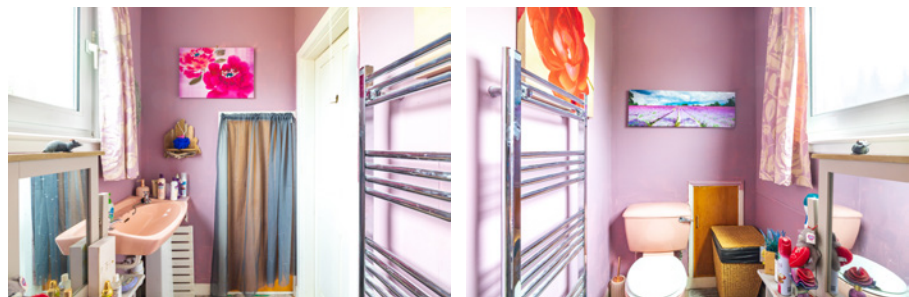
A carpeted staircase with a wooden balustrade leads to the first-floor landing with a stained glass window' on the half landing. On the upper floor, you have two large double bedrooms one of which has an en-suite toilet and hand washbasin. A centrally located box room would be perfect for a small office or would provide additional storage.

# THE OFFICE





# BEDROOM 1





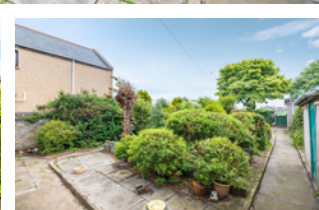
# BEDROOM 2





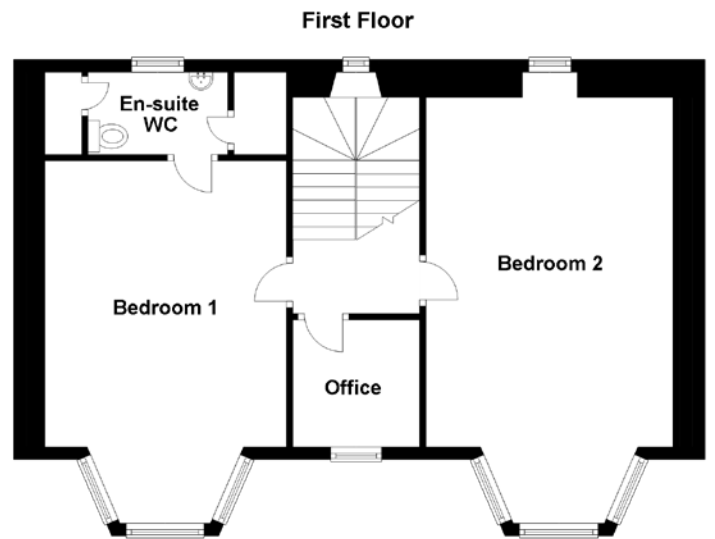
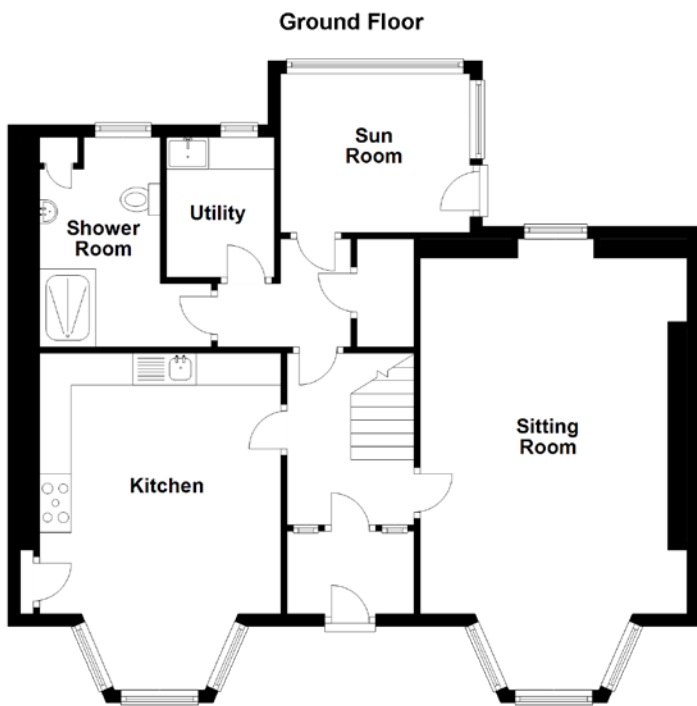
To the front of the property, two single gates with a boundary wall allow access to the front garden with a pathway to the side leading to the rear of the property. The front garden is laid mostly to paving slabs with sporadic planting of seasonal plants and shrubs. The south-facing rear garden is accessed via a wooden side gate or from the garage to the rear of the property. The rear walled garden allows off-street parking on the drive and in the garage. Laid mostly to decorative stone paving and a multitude of mature shrubs, plants, trees, and seasonal flowers. Gated access to the property ensures that the gardens are a safe environment for those with children or pets, a patio area is suitably positioned for entertaining and enjoying some al-fresco dining and the sun.

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Sitting Room	5.60m (18'4") x 3.08m (10'1")
Kitchen	4.10m (13'5") x 3.80m (12'6")
Utility	2.20m (7'3") x 1.70m (5'7")
Sun Room	2.90m (9'6") x 2.50m (8'3")
Shower Room	3.30m (10'10") x 2.70m (8'10")
Office	2.00m (6'7") x 2.00m (6'7")
Bedroom 1	5.50m (18'1") x 3.80m (12'6")

En-suite WC  
Bedroom 2

2.20m (7'3") x 1.30m (4'3")  
6.30m (20'8") x 3.60m (11'10")

Gross internal floor area (m<sup>2</sup>): 136m<sup>2</sup>  
EPC Rating: D

Extras: All fitted floor coverings, blinds, curtains (excl. sitting room), and light fittings (excl. kitchen) are included in the sale unless otherwise stated.





# THE LOCATION

West Cathcart Street is 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 pebbled or sandy beaches and rugged coastline where an abundance of wildlife can be seen from seals, dolphins, and numerous species of birds that frequent the Moray Coast. Buckie is a busy little town with a working harbour and marina, it boasts multiple leisure facilities including a leisure centre with a 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.

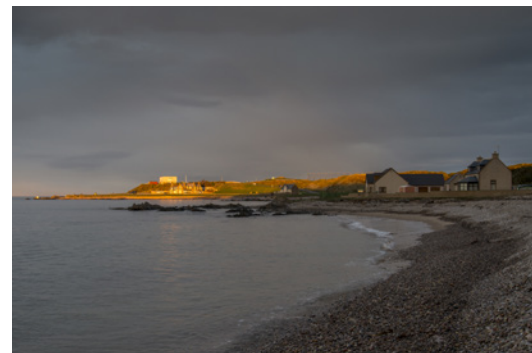






There is a choice of preschool, primary school, and secondary education a couple of minutes walk from the property, together with two major NHS health centres and a small hospital. Further local amenities include banking facilities, restaurants, cafes, pubs, traditional local shops and supermarkets. A comprehensive east coast bus network operates through Buckie.

The city of Elgin is within 17 miles of this property providing all the amenities one would expect with modern-day city living, including superb educational and recreational facilities. The 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 approximately 8 miles away. National and International flights are available from both Aberdeen and Inverness airports.



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