

# Burniebank Cottage

CLOCHAN, BUCKIE, MORAY, AB56 5EQ



*Situated in a tranquil village in the picturesque countryside of Moray, East Scotland*



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McEwan Fraser Legal is delighted to bring to the market this immaculate detached dwelling circa 1900, which underwent modernisation and redevelopment initially in 1970 and then again in 2015 to the highest of specifications, with the skill of professional tradespersons and quality materials being evident at every turn. The current owners, during their tenure, have maintained the property to an exceptional standard and upgraded it by adding a multi-fuel stove, solar panels and converting the garage to a fantastic gymnasium (which can be easily returned to a garage).

The property is presented to the market in an immaculate walk-in condition, with generous room sizes, and further benefits from immaculate décor, in fresh neutral tones throughout, with solar panels, an electric heating system and full double glazing, offering luxury and comfort throughout. Simply a must-view and ideal purchase for those looking for a desirable located first-home or retirement home.

## THE KITCHEN/DINER



The property consists of a front porch leading to the hall, which incorporates a family shower room and utility room and leads to the contemporary bespoke dining kitchen fitted with multiple wall and floor-based units, contrasting worktops, with quality integrated appliances and a central island that incorporates the sink. French-style patio doors lead from the dining area to the patio, giving access to the remainder of the garden.

# THE SHOWER ROOM & UTILITY ROOM



# THE LOUNGE



The spacious lounge is flooded with natural light from two large picture windows that have stunning views over the countryside and a recently added wood burning stove adds that touch of grandeur.



A double-sized guest bedroom completes the ground-floor accommodation.

# THE GROUND-FLOOR BEDROOM





An open stair with a wooden balustrade from the lounge leads to the upper landing and spacious master bedroom, an ensuite shower room, dressing area with a single glassed door leading to a large balcony, a perfect spot for chilling, enjoying the peace and admiring the stunning uninterrupted views to the West, especially the sunsets.

A large walk-in attic space from the upper landing has potential for further development once planning is applied for and granted.

## THE FIRST-FLOOR BEDROOM





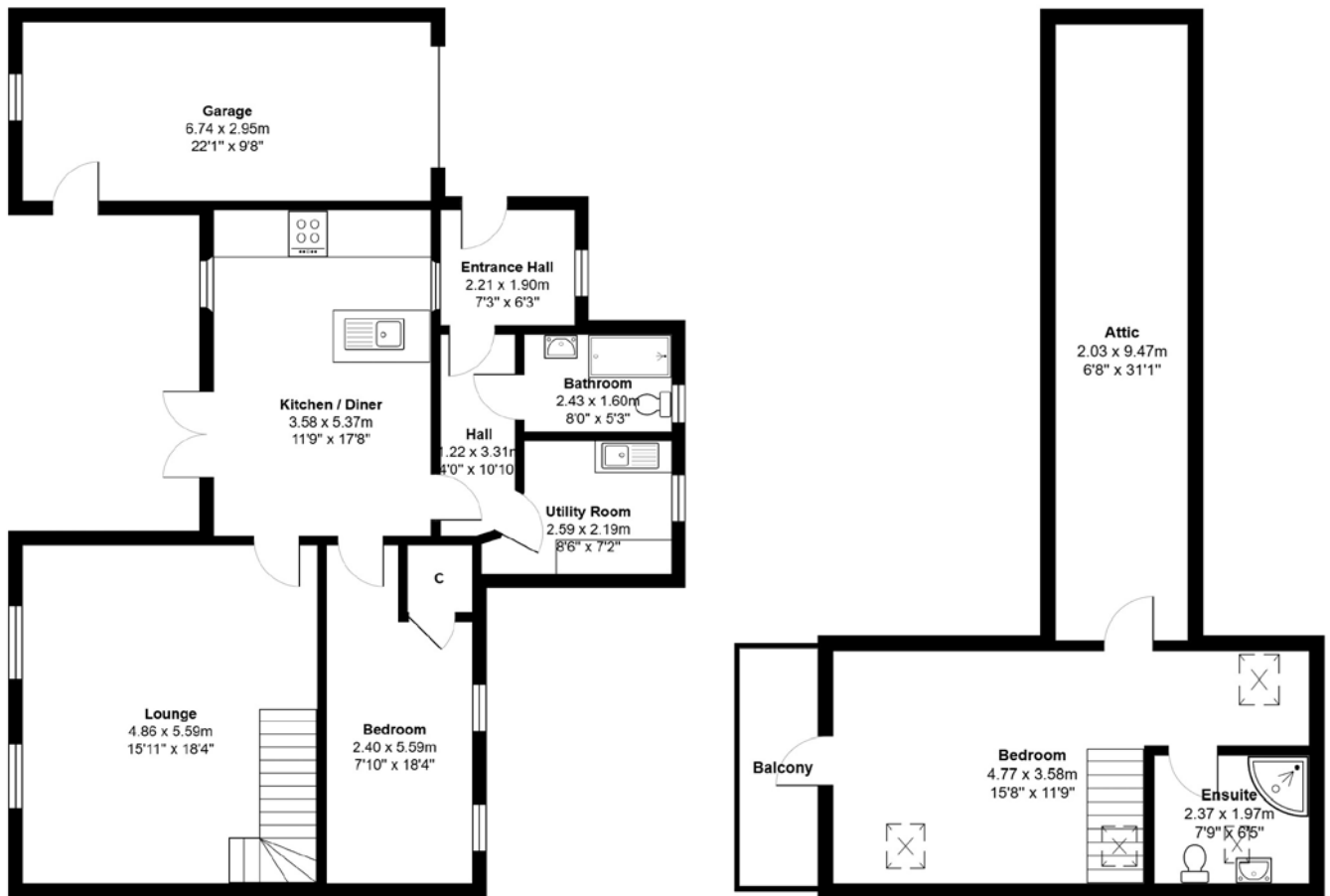
A spacious driveway at the front of the property allows off-street parking for multiple vehicles, with either a wall or hedge clearly defining the boundary. A raised front garden is laid mostly to lawn with sporadic planting of mature shrubs and seasonal flowers.

Pedestrian gated access to the north side of the property leads to the rear garden, mostly laid to lawn with a landscape rockery area that is full of mature shrubs and plants, a large decked area from the patio doors is the perfect spot for entertaining, al-fresco dining and enjoying the sun.

# EXTERNALS & VIEWS



# FLOOR PLAN & DIMENSIONS

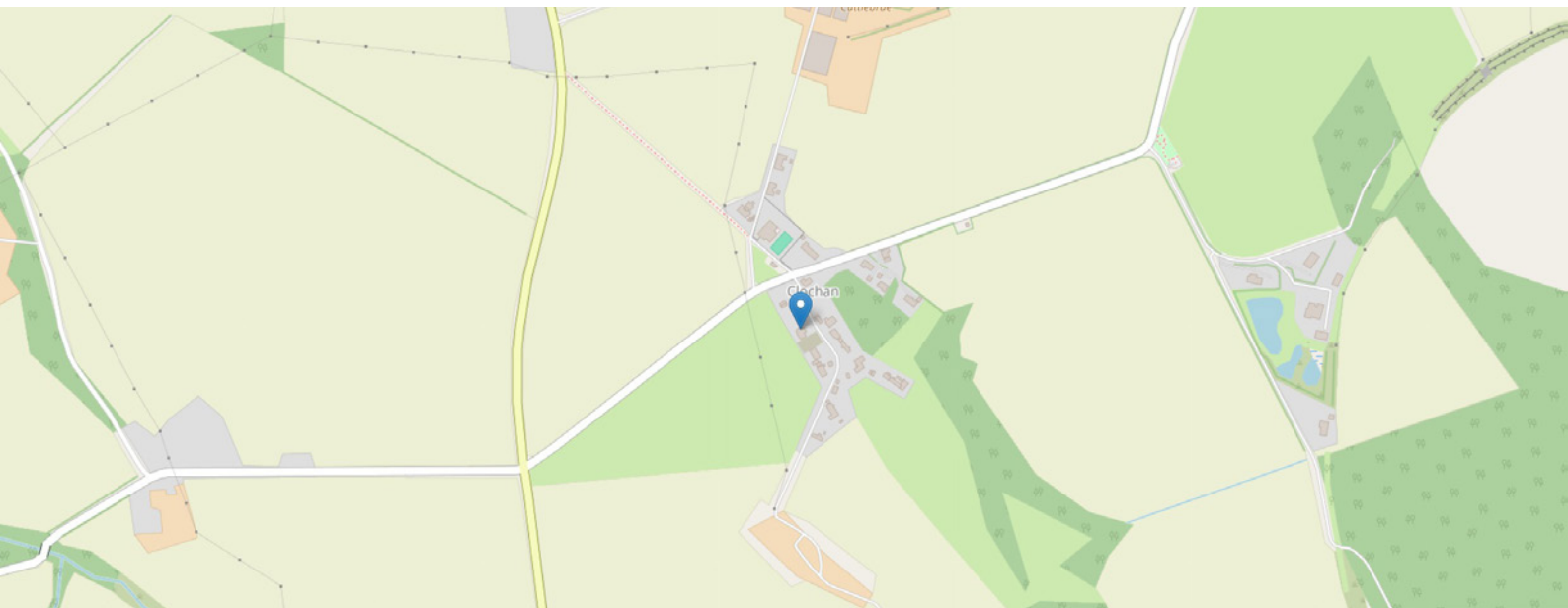


Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 102m<sup>2</sup> | EPC Rating: F

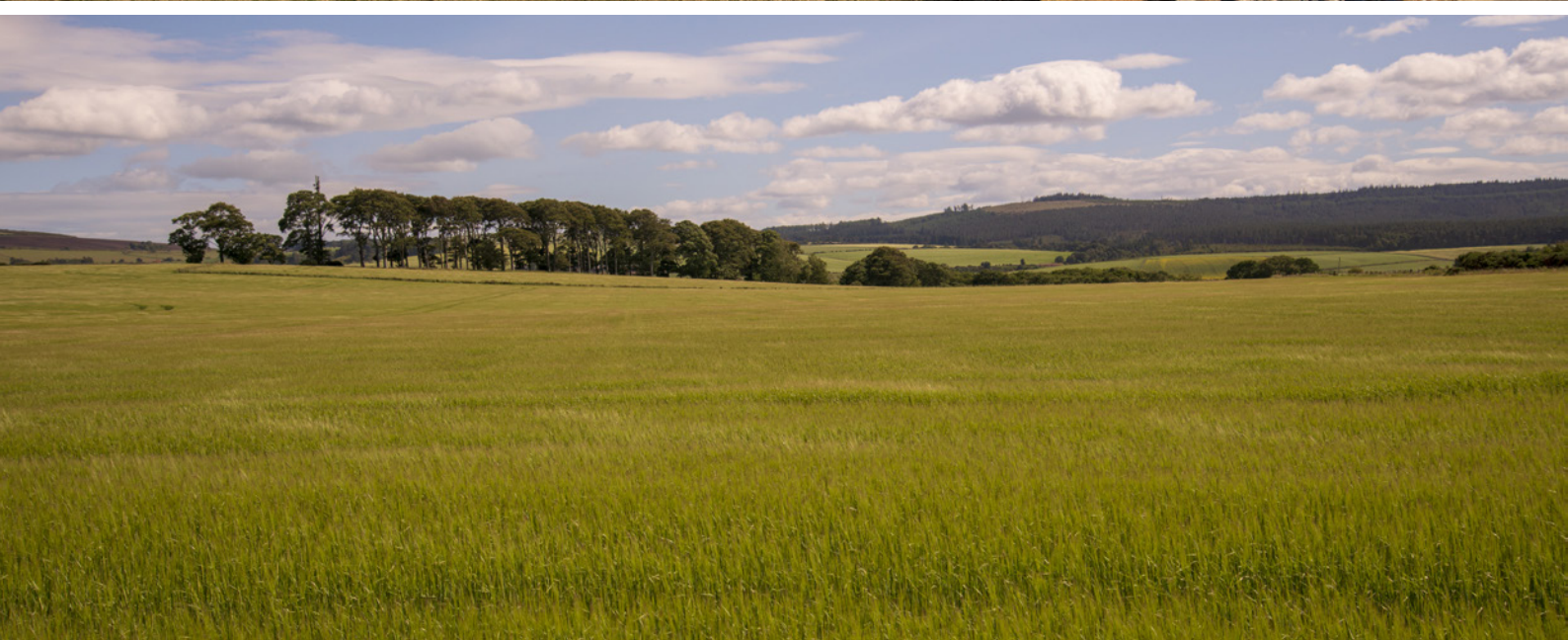
Extras: All fitted floor coverings, blinds, curtains, and light fittings are included in the sale.

Services: Mains electricity, water and drains to a septic tank and soakaway, modern electric heating system.



# THE LOCATION

Burniebank Cottage is located in the village hamlet of Clochan, a quaint and tranquil village nestled in the picturesque countryside of Moray, Scotland. This charming village offers a peaceful rural lifestyle, surrounded by beautiful landscapes and a close-knit community. Clochan's ideal location allows residents to enjoy the best of both worlds: the tranquillity of rural living, but conveniently close to the large sea town of Buckie, approximately 5 miles north and the country town of Keith, approximately 8 miles south.



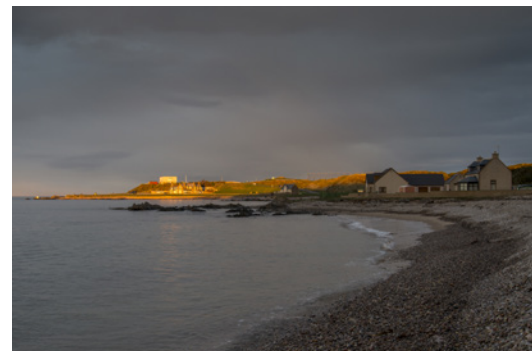


Both Buckie and Keith offer a range of amenities. Buckie, being the biggest of the two, is a busy town with its own working harbour and marina. It boasts numerous education and leisure facilities, and there is a choice of pre-school and primary schooling, with secondary and higher education being provided at Buckie High School. Leisure facilities include a leisure centre with a swimming pool, two links golf courses, and two outdoor bowling greens with numerous other outdoor pursuits available locally. The “Ardach” Health Centre is one of two major NHS facilities within the town, along with a small hospital, restaurants, cafes, pubs, local shops and supermarkets.

The property is a short drive from the coastal footpath of the Moray Firth, with stunning scenery, rugged coastline 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, seals, the occasional whale and the abundance of seabirds that frequent this coastline. The River Spey is a short distance away and is renowned for its salmon and trout fishing. The angler really is spoilt for choice with a choice of rivers, beaches and local harbours all within a short distance of this property.

The city of Elgin is within 15 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 and bus network operates through Elgin, providing a link to both Inverness and Aberdeen, with Keith Railway station (with free parking).

Easy access onto the A96 gives direct routing to Aberdeen to the East and to Inverness to the West. Both cities offer National and International flights provided by Aberdeen Dyce Airport and Inverness Dalcross Airport.



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