




McEwan Fraser Legal

Solicitors & Estate Agents

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5 Main Road

RATHVEN, BUCKIE, MORAY, AB56 4DW



RATHVEN *buckie*

Number 5 Main Road is conveniently located in a popular village location a short drive from the coastal village of Portessie and the town of Buckie. The coastal and town service bus route is just a short step or two from the property, primary schooling can be found in both Portessie or 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, together with numerous churches 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.

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.



5 MAIN ROAD

rathven

Number 5 Main Road is located in the blissfully quiet village of Rathven, this stunning detached dwelling has been redesigned with the assistance of a local architect and extended by the current owners to provide quite simply a stunning one of a kind spacious dwelling.

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, a recently fitted modern kitchen which is open plan to the dining area and conservatory which allows access to the patio area and stunning south facing gardens are just one of the fantastic upgrades that this property offers. Further benefiting from wood framed double glazed windows to the front and uPVC double glazed windows to the rear and exterior doors, gas central heating 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 porch leading to the bright and welcoming hall, large lounge with feature fire, fantastic quality fitted kitchen with integrated appliances which are open plan to the dining area and conservatory, formal dining room/bedroom four, small utility with guest WC and access to the rear garden, and a large utility with access to the garage. A carpeted

staircase with wooden balustrade leads to the spacious first-floor landing and office area, master bedroom with en-suite shower room with his and her wardrobes, a further guest bedroom which also has a fantastic en-suite shower room, an additional double bedroom and a three-piece family bathroom completes the accommodation.

A gated walled driveway allows off-street parking for several vehicles on a stone-chip drive, the front garden is laid mainly to lawn with borders containing various shrubs and seasonal flowers. A wooden gate to the east side of the property, the patio doors or utility room allows access to the stunning rear garden. This fantastic south facing garden has been professionally landscaped to provide a stunning tranquil garden with many additional features, inter-winding pathways take you to various different levels all of which are awash with colour from the multitude of mature shrubs and plants that adorn this garden. A large patio area is perfect for entertaining, al-fresco dining and enjoying the sun also provides a safe and secure environment for children and pets alike.



“OUTE SIMPLY A STUNNING ONE OF A KIND SPACIOUS DWELLING”





SPECIFICATIONS & details

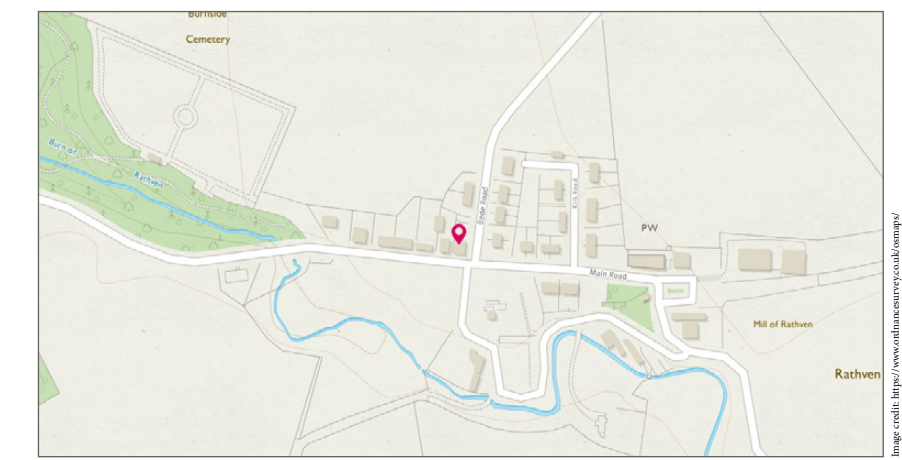
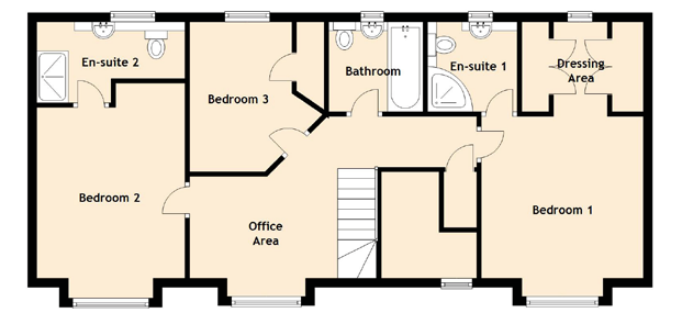
Approximate Dimensions (Taken from the widest point)

Vestibule	1.80m (5'11") x 1.70m (5'7")
Lounge	4.50m (14'9") x 4.30m (14'1")
Kitchen/Diner	8.30m (27'3") x 2.90m (9'6")
Utility	3.40m (11'2") x 2.90m (9'6")
Conservatory	4.40m (14'5") x 2.90m (9'6")
Office Area	3.40m (11'2") x 2.67m (8'9")
Bedroom 1	3.60m (11'10") x 3.60m (11'10")
En-suite 1	2.00m (6'7") x 1.90m (6'3")
Dressing Area	2.00m (6'7") x 1.20m (3'11")
Bedroom 2	3.80m (12'6") x 3.30m (10'10")
En-suite 2	3.00m (9'10") x 1.80m (5'11")
Bedroom 3	3.30m (10'10") x 3.10m (10'2")
Bedroom 4/Dining Room	3.40m (11'2") x 3.20m (10'6")
Bathroom	2.10m (6'11") x 2.00m (6'7")
WC	1.80m (5'11") x 1.10m (3'7")
Garage	6.30m (20'8") x 3.30m (10'10")



Gross internal floor area (m²): 201m² | EPC Rating: C

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





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Text and description
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Surveyor



Professional photography
SCOTT MARSHALL
Photographer



Layout graphics and design
ALLY CLARK
Designer