




McEwan Fraser Legal

Solicitors & Estate Agents

01542 280 444

18 Haig Street

PORTKNOCKIE, BUCKIE, MORAY, AB56 4NT

Portknockie

BUCKIE, MORAY, AB56 4NT

Shalom, 18 Haig Street is located in the upper part of this picturesque seaside town and within walking distance of the marina and 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, seals and numerous species of birds that frequent these shorelines.

The village offers pre and primary schooling, local shop with post office facilities, renowned chip shop and two Hotels with public bars. There is also a choice of primary and secondary education available in the popular coastal town of Buckie approximately three miles to the west of Portknockie.

Buckie is a busy town with its working harbour and marina. It boasts numerous leisure facilities including a leisure centre with swimming pool, two links golf courses, and two outdoor bowling green's. There are two major NHS facilities within the town with a choice of banking facilities, restaurants, cafés, pubs, local shops and supermarkets. The river Spey is a short drive from the property and is famous for its salmon and trout fishing. The angler is spoilt for choice with stunning rugged coastlines, beaches and local harbours waiting to be fished.

A comprehensive East Coast bus network operates through Portknockie and Buckie with the rail network operating from nearest station of Keith approximately ten miles away.



“... located in the upper part of this picturesque seaside town and within walking distance of the marina and the coastal footpath of the Moray Firth ...”



18 Haig Street

PORTKNOCKIE, BUCKIE, MORAY, AB56 4NT

McEwan Fraser Legal is delighted to bring to the market a substantial four-bedroom detached dwelling. 18 Haig Street at its time was designed and built to the highest of specifications and offers spacious accommodation primarily on one level. The present owners have maintained, upgraded, and extended the accommodation to the attic area to provide modern day family living.

The property boasts many appealing features: fantastic decor, superior stylish fittings and furnishings including a recently installed modern kitchen, further benefiting from the fresh neutral decor, gas central heating, full double glazing and solar panels. A fantastic ideally located property which will suit the young family with an abundance of room to grow, or a perfect property for an extended family living. Early viewing is highly recommended to fully appreciate the location and the standard of accommodation on offer.

The property comprises; Vestibule leading to the hall and all other accommodation, spacious "L" shaped lounge with formal dining area with dual aspect windows, modern kitchen with multiple wall and base mounted units with contrasting worktops and quality appliances. Utility room with access to the rear garden and garage. A spacious four-piece family bathroom with separate shower cubical, guest WC, master bedroom with fitted wardrobes, three further double bedrooms two of which also have fitted wardrobes, a wooden staircase from the kitchen gives access to the extended accommodation which comprises of two very large rooms and large storeroom, which would allow for a wide range of uses.

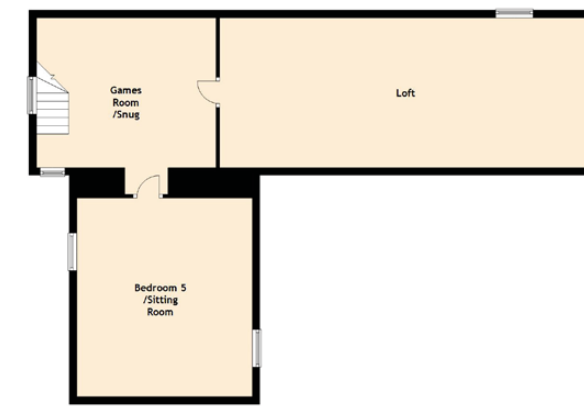
To the front of the property, an ungated boundary wall allows access to the spacious driveway with parking available for multiple types of vehicles, with borders containing seasonal flowers and shrubs and access to the single garage which has power and light. The rear and side garden is accessed from the double gate at the side of the property or the utility room. Laid mostly to lawn with a scattering of shrubs, mature plants and potted flowers. The private rear garden is walled and fully enclosed making it a safe environment for those with children or pets. A large patio area is perfect for entertaining and enjoying the afternoon sun.





Specifications

FLOOR PLAN, DIMENSIONS & MAP

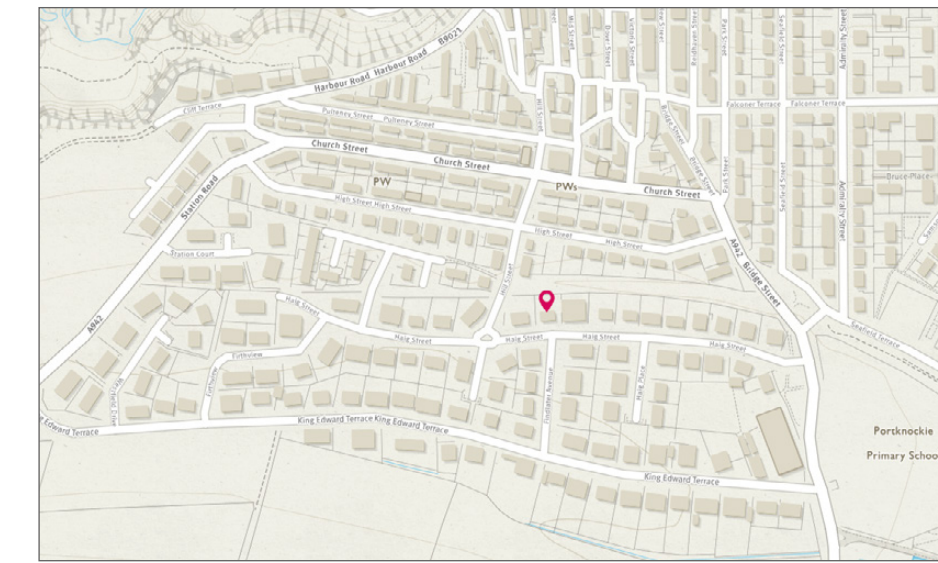


Approximate Dimensions (Taken from the widest point)

Vestibule	1.90m (6'3") x 1.90m (6'3")
Lounge/Diner	6.80m (22'4") x 5.00m (16'5")
Kitchen	5.00m (16'5") x 3.30m (10'10")
Utility	4.50m (14'9") x 1.70m (5'7")
Bedroom 1	3.30m (10'10") x 3.20m (10'6")
Bedroom 2/Office	3.70m (12'2") x 3.30m (10'10")
Bedroom 3	4.00m (13'1") x 3.30m (10'10")
Bedroom 4	4.20m (13'9") x 3.30m (10'10")
Bedroom 5/Sitting Room	5.30m (17'5") x 4.70m (15'5")
Bathroom	3.50m (11'6") x 2.00m (6'7")
WC	1.50m (4'11") x 1.50m (4'11")
Games Room/Snug	4.80m (15'9") x 4.00m (13'1")
Loft	10.00m (32'10") x 4.00m (13'1")
Garage	5.40m (17'9") x 2.80m (9'2")

Gross internal floor area (m²): 237m² | EPC Rating: C

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





McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01542 280 444
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
PETER REID
Surveyor



Professional photography
SCOTT MARSHALL
Photographer



Layout graphics and design
ALLY CLARK
Designer

