




McEwan Fraser Legal

Solicitors & Estate Agents

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Kelowna, 49 Highfield Road

BUCKIE, MORAY, AB56 1BG



Kelowna, 49 Highfield Road is located in the upper part of Buckie. A small fishing town on the coastal foot-path of the Moray Firth. Just a short drive and you have a choice of either pebbled or sandy beaches where an abundance of wildlife can be seen from seals, dolphins and numerous species of birds which frequent the Moray Coastline. The town of Buckie is a busy little town with a working harbour and marina, it boasts numerous leisure facilities including a leisure centre, two 18 hole links golf courses and two outside bowling greens. The River Spey is on your doorstep and its famous for salmon and trout fishing there are also numerous rivers beaches and local Harbours to fish, all within a short distance from this property.

There is a choice of preschool, primary and secondary education, together with two major NHS health centres and a small hospital. Further local amenities include banking facilities, restaurants, cafes, pubs, 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 for the town of Buckie approximately 8 miles away. National and International flights are available from both Aberdeen and Inverness airports.



THE LOCATION: BUCKIE

MORAY, AB56 1BG



KELOWNA, 49 HIGHFIELD ROAD

BUCKIE, MORAY, AB56 1BG

Kelowna is located in a quiet residential area and a short distance to the town centre and all the amenities you would expect to find in a vibrant seaside town. This detached three-bedroom bungalow has been maintained regardless of cost by the current owners with the spacious accommodation providing modern-day family living over a single level.

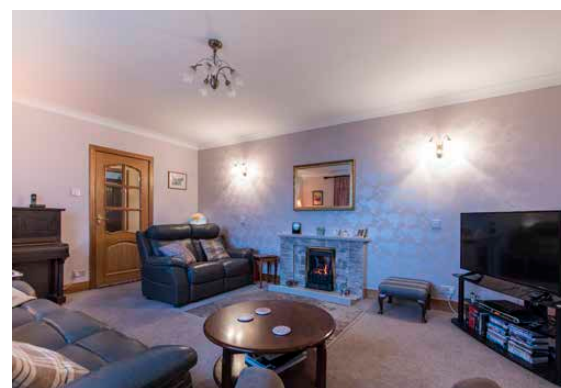
The property boasts many appealing features: fantastic fresh neutral décor, stylish fittings and furnishings, and further benefiting from gas central heating and full double glazing. A fantastic ideally located property which will suit the young family or a conveniently located bungalow for the retired couple. Early viewing is highly recommended to fully appreciate the location and the standard of accommodation on offer.

The property consists of a vestibule to the spacious hall leading to all other accommodation, lounge with large picture window and feature fireplace, dining kitchen with multiple wall and base mounted units with contrasting worktops, formal dining room/bedroom three with patio doors to the rear south facing garden, rear hallway with access to the integrated garage and rear garden, master bedroom and a further double bedroom. An immaculate recently installed modern shower room completes the accommodation. In addition, the floored attic has power and light and provides a huge storage area.

To the front of the property, an ungated boundary wall allows parking for multiple vehicles on the driveway in front of the garage with gated access to the side of the property to the rear of the house. The front garden is laid to lawn with borders containing a variety of colourful plants and shrubs. The spacious south facing rear garden is laid to lawn with further planting of mature shrubs and borders containing mature plants with seasonal potted flowers adding a fantastic splash of colour. A patio area is perfect for al-fresco dining, entertaining and enjoying the afternoon sun. The very private rear garden is fenced and fully enclosed making it a safe environment for those with children or pets.



“... LOCATED IN A QUIET RESIDENTIAL AREA AND A SHORT DISTANCE TO THE TOWN CENTRE AND ALL THE AMENITIES YOU WOULD EXPECT TO FIND IN A VIBRANT SEASIDE TOWN ...”





DETAILS

FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions
(Taken from the widest point)

Lounge	5.40m (17'9") x 4.00m (13'1")
Kitchen	3.80m (12'6") x 3.10m (10'2")
Dining Room	3.30m (10'10") x 3.10m (10'2")
Bedroom 1	4.30m (14'1") x 4.20m (13'9")
Bedroom 2	4.30m (14'1") x 3.30m (10'10")
Shower Room	2.70m (8'10") x 1.80m (5'11")
Garage	6.00m (19'8") x 3.00m (9'10")

Gross internal floor area (m²): 108m²

EPC Rating: D

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

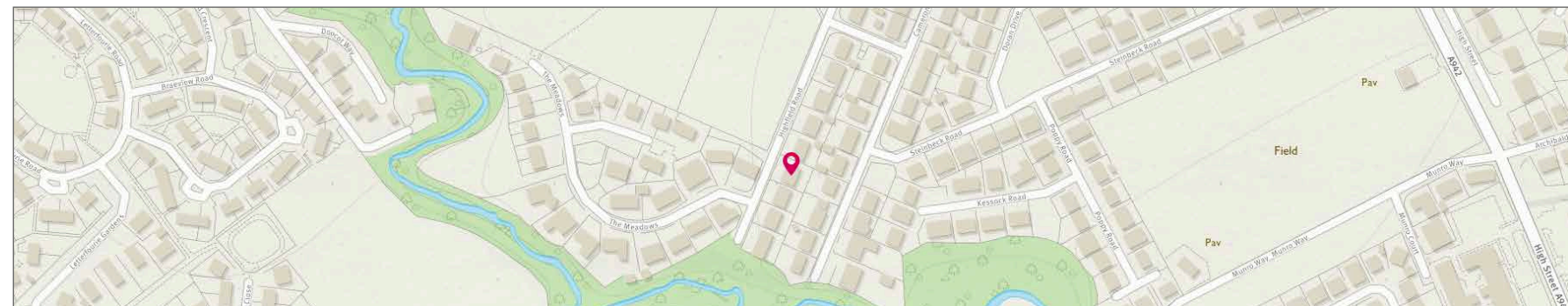
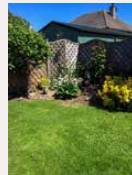


Image credit: <https://www.onhousurveys.co.uk/commage/>




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**Part
 Exchange
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