




McEwan Fraser Legal

Solicitors & Estate Agents

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15 West High Street

PORTGORDON, AB56 5QW

THE LOCATION **PORTGORDON**

This spacious semi-detached cottage is located in the lower part of Portgordon a popular seaside village on the Moray Coast, a short stroll will find you on the shoreline where an abundance of wildlife can be seen, from seals to dolphins and numerous species of birds that frequent this coastline. West High Street is conveniently located and within walking distance to both the village centre and primary school with secondary education available in the nearby town of Buckie. The seaside town of Buckie is a busy little town with its own working harbour and marina. Locally there are numerous leisure facilities including a leisure centre with swimming pool, two links golf courses

and two outdoor bowling greens, together with some stunning scenery and beaches along the coastline.

The River Spey is right on your doorstep and is famous for its salmon and trout fishing. There is a choice of pre and primary schooling along with secondary and higher education facilities, together with the "Ardach" Health Centre, one of two major NHS facilities within the town. Several banking facilities, restaurants, cafes, pubs, local shops and supermarkets. A comprehensive East coast bus network operates through Buckie and the village of Portgordon.



THE PROPERTY

15 WEST HIGH STREET

Number 15 West High Street is situated in a seaside village location and minutes from the popular Moray Coast, and the old historic Portgordon Harbour.

The living accommodation extends over two levels and has been recently decorated in a fresh neutral pallet throughout, further benefiting from double glazed windows and a new combination boiler providing gas central heating. This well-

appointed property would be an ideal family home, would suit a professional couple or a potential investment with holiday homes becoming more popular along the Moray Firth coastline.

The property comprises; hallway leading to all further accommodation, spacious lounge with a recess which would make an ideal office space/study, a three-piece family bathroom with electric shower over the bath, large dining

kitchen, fully fitted with wall and floor mounted storage and a breakfast bar. The kitchen also provides access to the rear garden, completing the lower floor is bedroom three a spacious double bedroom with more than enough space for free standing furniture. A carpeted staircase leads to the upper floor, you have 2 additional double bedrooms both with bay windows, one of which provides picturesque views over the moray coastline, and again more than enough space for free standing furniture.

In addition, there are ample storage cupboards on both floors.

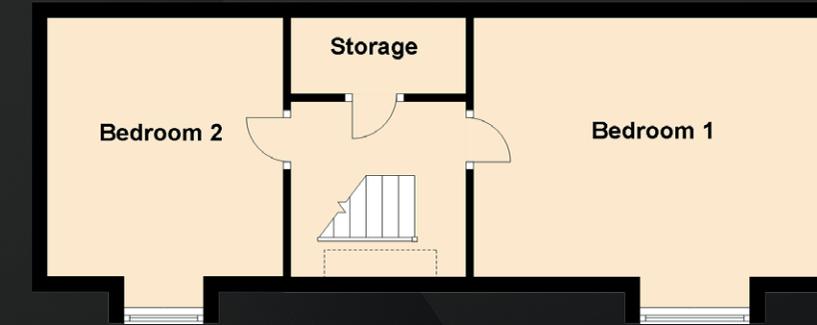
One of the biggest benefits to this property is the rear garden which provides secure off-street parking. A large patio area is an ideal space for entertaining some al-fresco dining and enjoying the sun, the rear garden is gated or walled on all sides and provides a secure environment for those with children or pets.





THE DETAILS

FLOOR PLAN | DIMENSIONS | LOCATION



**Approximate Dimensions
(Taken from the widest point)**

Kitchen/Diner	4.30m (14'1") x 4.30m (14'1")
Lounge	4.10m (13'5") x 2.60m (8'6")
Bedroom 1	4.80m (15'9") x 3.50m (11'6")
Bedroom 2	3.50m (11'6") x 3.20m (10'6")
Bedroom 3	4.30m (14'1") x 2.50m (8'2")
Bathroom	3.40m (11'2") x 1.30m (4'3")

Gross internal floor area (m²): 103m²

EPC Rating: E

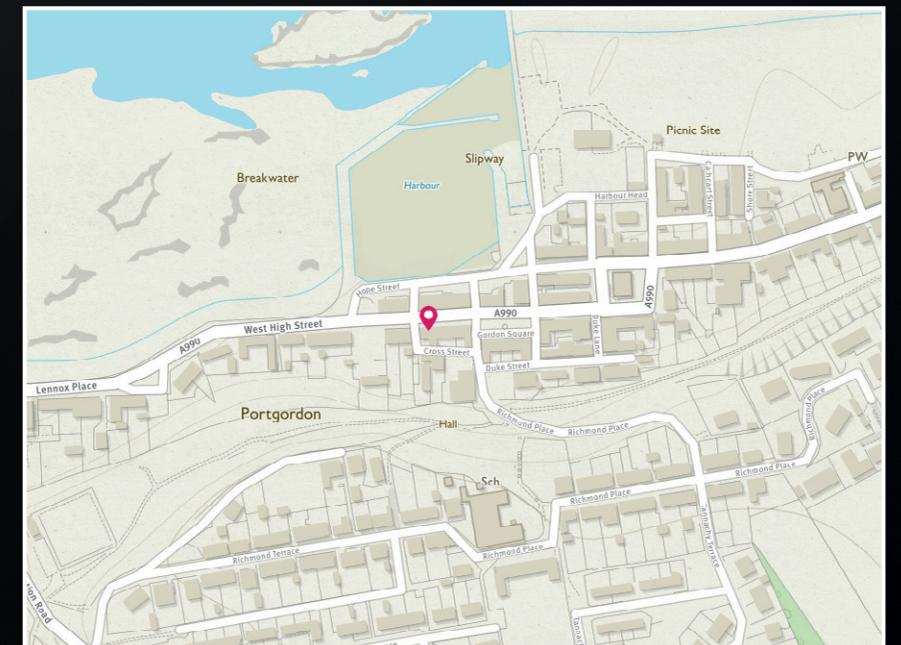


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**Part
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