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2 Cathedral Street

BUCKIE, ABERDEENSHIRE, AB56 1QR



AREA

BUCKIE

ABERDEENSHIRE

Number 2 Cathedral Street is located in a popular residential area of Buckpool, within the coastal town of Buckie and conveniently located and within walking distance to several local amenities and schools. The town of Buckie is located on the ever-popular coastal footpath of the Moray Firth, where you have the choice of spectacular walks on pebbled or sandy beaches, whilst enjoying the abundance of wildlife that frequent this rugged coastline from dolphins to seals and numerous species of birds.

Buckie is a busy little town with its own large working harbour; the Moray coast is renowned for its relatively mild climate. The local area boasts numerous leisure facilities; within Buckie, you have a leisure centre with a swimming pool, two links golf courses and two outdoor bowling green's. The River Spey is close by and is renowned for its salmon and trout fishing; there are also numerous rivers, rugged coastline and local harbours to fish. There is a choice of pre-school, primary and secondary education facilities and two major NHS health centres within the town. Several restaurants, pubs, local shops and supermarkets can all be found in and around the town centre. A comprehensive East Coast bus network operates through Buckie, with the main East Coast Rail network operates through Keith (8 miles away) to Inverness and Aberdeen both cities offer excellent rail and bus service, with national and international flights being provided by Aberdeen Dyce Airport and Inverness Dalcross Airport.



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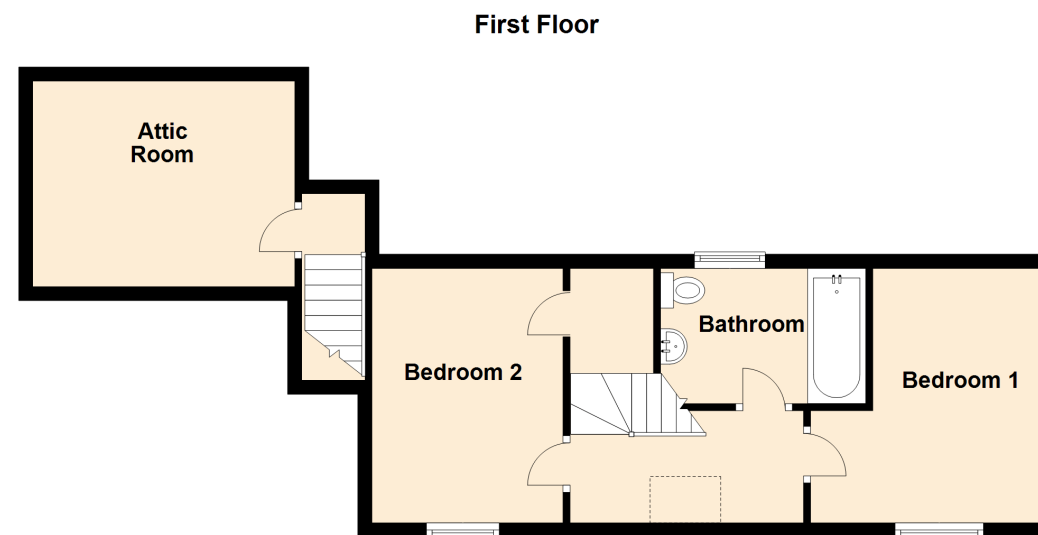
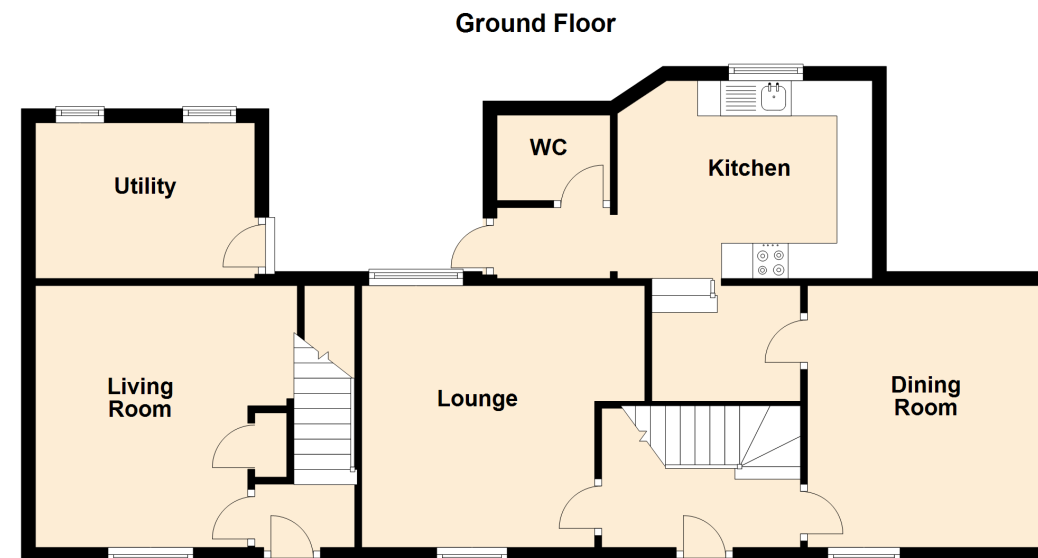
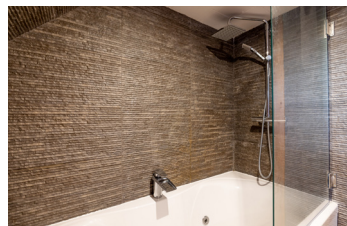
CATHEDRAL STREET

BUCKIE, ABERDEENSHIRE

2 Cathedral Street, is a spacious end terrace property offering versatile living accommodation over two levels, with the potential for extended family living. The current owners during their tenure have continuously upgraded, but retain some of the original features where possible; upgrades include a modern dining kitchen, stylish family bathroom with Jacuzzi bath, and recent biomass heating system. The property further benefits from fresh neutral decor and UPVC double glazing. With its walk-in condition and superb location, this would be a fantastic first-time purchase, an ideal property for either a young family with room to grow or with rental prices on the increase, a fantastic investment property.

From the front of the property, you have two front doors leading to separate hallways, the main house comprises, lounge with an original fireplace, dining room, kitchen with an extensive range of wall and base units with contrasting stone worktops and some integrated appliances, guest WC and access to the rear garden. An original ornate stairway with a wooden balustrade leads to the first-floor landing where you have a recently installed family bathroom with a Jacuzzi bath and shower over the bath two double bedrooms complete this side. Connected to the property with its own front door you have the potential for additional living space ideal for extended family living consists of utility or/2nd kitchen, 2nd lounge and attic room. In addition, there are ample storage cupboards in both floors.





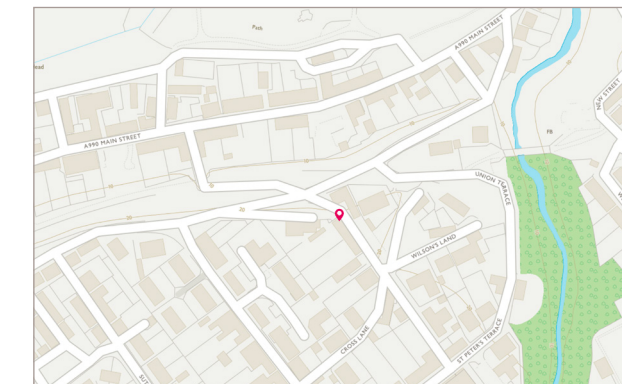
DETAILS & SPECIFICATIONS

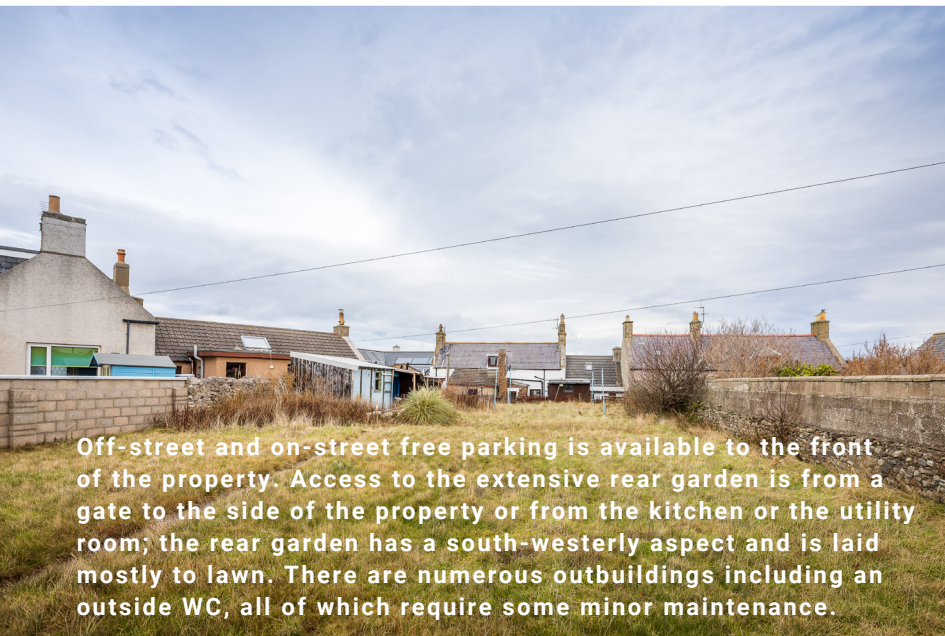
FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions
(Taken from the widest point)

Lounge	4.00m (13'1") x 3.70m (12'2")
Living Room	3.70m (12'2") x 3.70m (12'2")
Dining Room	3.50m (11'6") x 3.30m (10'10")
Kitchen	3.60m (11'10") x 2.80m (9'2")
Utility	3.10m (10'2") x 2.20m (7'3")
WC	1.60m (5'3") x 1.50m (4'11")
Bedroom 1	3.70m (12'2") x 3.30m (10'10")
Bedroom 2	3.60m (11'10") x 2.70m (8'10")
Bathroom	2.90m (9'6") x 1.90m (6'3")
Attic Room	3.70m (12'2") x 2.90m (9'6")

Gross internal floor area (m²): 106m²
EPC Rating: G





Off-street and on-street free parking is available to the front of the property. Access to the extensive rear garden is from a gate to the side of the property or from the kitchen or the utility room; the rear garden has a south-westerly aspect and is laid mostly to lawn. There are numerous outbuildings including an outside WC, all of which require some minor maintenance.



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