




McEwan Fraser Legal
Solicitors & Estate Agents
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70 West Church Street

BUCKIE, AB56 1HP

BUCKIE

ABERDEENSHIRE

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Located on the upper part of Buckie and on the coastal footpath of the Moray Firth. Just a short drive or evening stroll 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 its own working harbour and marina, it boasts numerous leisure facilities including a leisure centre, two eighteen 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 primary and secondary education facilities a stone throw from this property, together with two major NHS facilities within the town, banking facilities, restaurants, cafes, pubs, local shops and supermarkets. A comprehensive east coast bus network operates through Buckie.

The City of Elgin is within seventeen 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 eight miles away.



THE TOWN OF BUCKIE IS A BUSY
LITTLE TOWN WITH ITS OWN
WORKING HARBOUR AND MARINA

70 WEST CHURCH STREET

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McEwan Fraser Legal are delighted to offer to the market this substantial detached five-bedroom traditional stone and slate dwelling, situated in the ever popular coastal town of Buckie on the Moray Coast.

Number 70 West Church Street was originally built as a manse, and as a period property boasts a number of traditional features including the panelled interior doors, stunning plaster, ceiling cornice and ceiling roses, original fireplaces and carpeted staircase with wooden balustrade to name but a few. Located in a popular residential area on the upper part of Buckie, it is conveniently placed for the town centre shops, supermarkets, schools and leisure centre making it an ideal purchase for those with family and will certainly appeal to those seeking a home with charm and character.

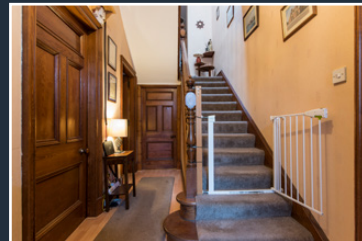
This substantial dwelling offers spacious living accommodation over two floors, which the present owners modernized and upgraded to an exceptional standard when and where necessary. The property further benefits from full double glazing and gas central heating.

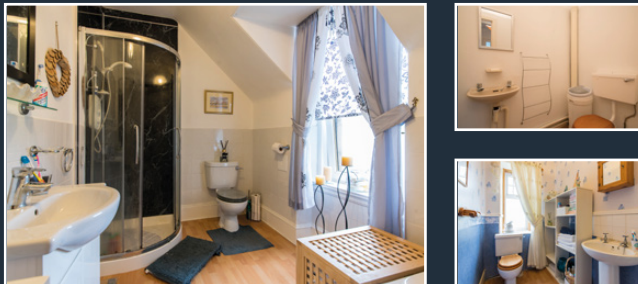
Access is through the attractive vestibule which in turn leads to the welcoming traditional reception hall. There are three principal rooms on the ground floor providing flexible accommodation. The spacious formal lounge with its bay window is located on the east side of the

property with reception room two/formal dining room on the west side which has an original fireplace. A spacious study/games room is to the rear of the property with patio doors to the rear courtyard. The part integrated, bright and modern kitchen includes floor and wall mounted units, with contrasting worktops and splash back walls. The property benefits from two utility rooms, one of which has a guest WC and is accessible from the rear garden.

A carpeted staircase with wooden balustrade leads to the upper floor where you have a master bedroom, four additional double bedrooms, a box room, a four-piece family bathroom with separate shower cubical and additional WC with wash hand basin. There is also an abundance of storage cupboards on both floors.

A gated rear and side garden with large boundary wall ensures that the gardens are a safe environment for both children and pets alike. Accessed via the kitchen or patio doors the gardens are laid mostly to lawn with a scattering of shrubs, plants and potted seasonal flowers. A patio area is perfect for entertaining and catching the sun. The large garden shed will remain.





DETAILS & SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	5.30m (17'5") x 5.30m (17'5")
Kitchen	4.70m (15'5") x 3.20m (10'6")
Utility 1	3.80m (12'6") x 2.40m (7'10")
Utility 2	2.60m (8'6") x 1.80m (5'11")
Study	5.30m (17'5") x 4.70m (15'5")
Dining Room	5.00m (16'5") x 3.80m (12'6")
Bedroom 1	4.00m (13'2") x 3.00m (9'10")
Dressing Room	3.80m (12'6") x 2.40m (7'10")
Bedroom 2	4.30m (14'1") x 3.00m (9'10")
Bedroom 3	4.40m (14'5") x 3.40m (11'2")
Bedroom 4	4.00m (13'1") x 3.00m (9'10")
Bedroom 5	3.30m (10'10") x 2.40m (7'10")
Box Room	1.90m (6'3") x 1.60m (5'3")
Bathroom	3.80m (12'6") x 2.00m (6'7")
WC	1.80m (5'11") x 1.30m (4'3")
WC 2	2.60m (8'6") x 1.50m (4'11")

Gross internal floor area (m²): 204m²

EPC Rating: D

Extras (Included in the sale): All floor coverings, blinds, curtains, light fittings, dual fuel cooker, Bosch dishwasher and the bedroom fitments in bedroom three.

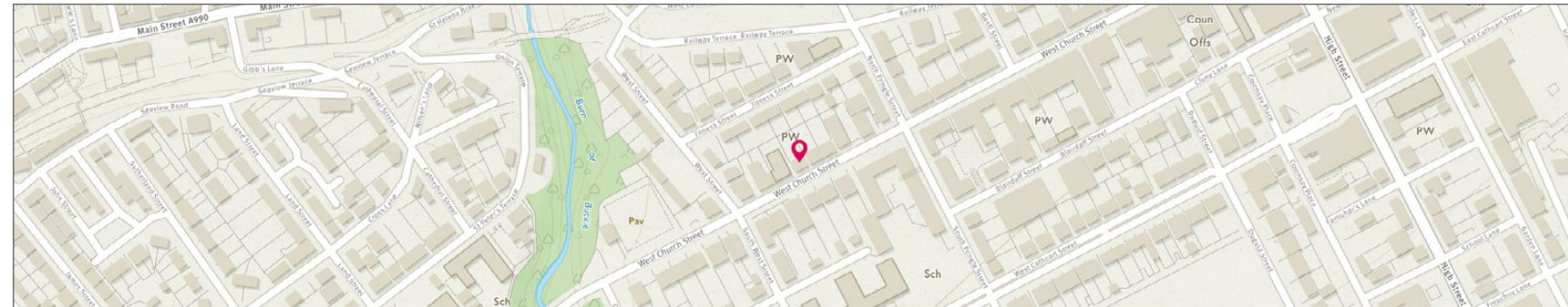


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Text and description
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Professional photography
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Layout graphics and design
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Designer