



THE LOCATION PORTESSIE



This substantial property is located in the lower part of Buckie called Portessie and sits right on the Moray coastal footpath. Buckie is a busy little town with its own working harbour, it boasts numerous leisure facilities including a leisure centre with swimming pool, two links golf courses and two outdoor bowling greens, together with some stunning scenery where you have a choice of spectacular walks on pebbled or sandy beaches, whilst enjoying the abundance of wildlife that frequent this rugged coastline including dolphins, seals and numerous seabirds. The River Spey is a short drive and is famous for its salmon and trout fishing, you also have numerous beaches, harbours and sea fishing all within a short distance of this property.

There is a choice of pre and primary schools with secondary education available at Buckie High School. Within the town, you have a choice of two major NHS facilities, banking facilities, restaurants, cafes, pubs, local shops and supermarkets.

A comprehensive East Coast bus network operates through Portessie and Buckie, with the main East Coast Rail network operating through Elgin providing a link to the cities of Inverness and Aberdeen with Keith Railway station approximately eight miles to the south. Both cities offer further excellent rail and bus service, with national and international flights being provided by Aberdeen Dyce and Inverness Dalcross Airports.



“...SOME STUNNING SCENERY WHERE YOU HAVE A CHOICE OF SPECTACULAR WALKS ON PEBBLED OR SANDY BEACHES...”

5 CRAIGENROAN PLACE



5 Craigenroan Place is positioned in a fantastic seaside location, on the much sought-after Moray Coast. The property is conveniently located within walking distance of pre- and primary schools, the town centre, and all local amenities.

The current owners have maintained and upgraded the property, offering spacious living accommodation over two floors. The property benefits from full double-glazing, gas central heating and has been recently redecorated in a fresh neutral tone. This substantial dwelling is presented to the market in a walk-in condition, and would suit a professional couple looking for a spacious property, or would make a fantastic family home. Alternatively, with its great location right on the coast, it would also make a fantastic investment property – either to let

long term or as a holiday home.

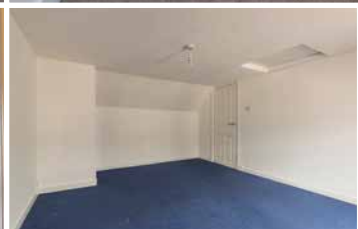
On the ground floor the hallway leads to a good-sized lounge with multi-fuel fire, a spacious dining kitchen, and a huge family bathroom with separate shower cubicle. A utility room with a rear door to the courtyard and access to the main street completes the ground floor.

A carpeted staircase leads to the spacious landing and on to three double bedrooms. In addition, there is ample storage throughout the property, including a loft space.

To the rear of the property there is a secure courtyard, with access to a small workshop. Free on-street parking is available immediately in front of the property.



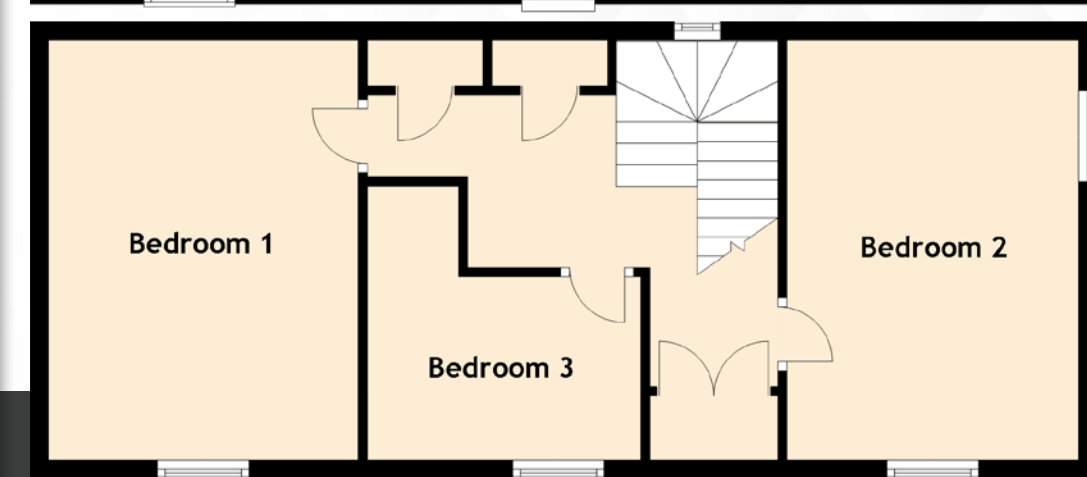
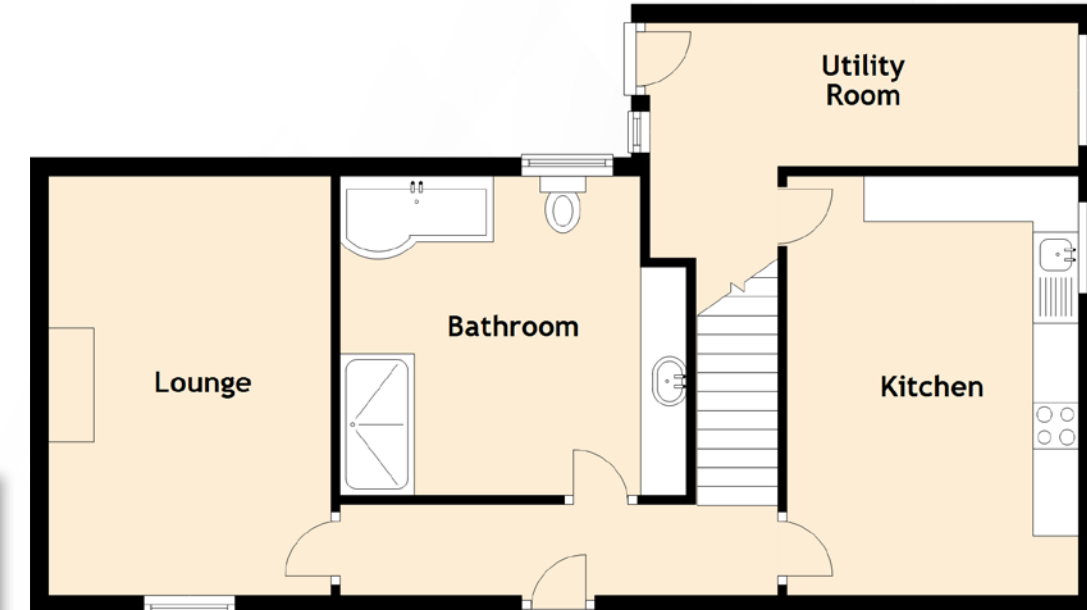
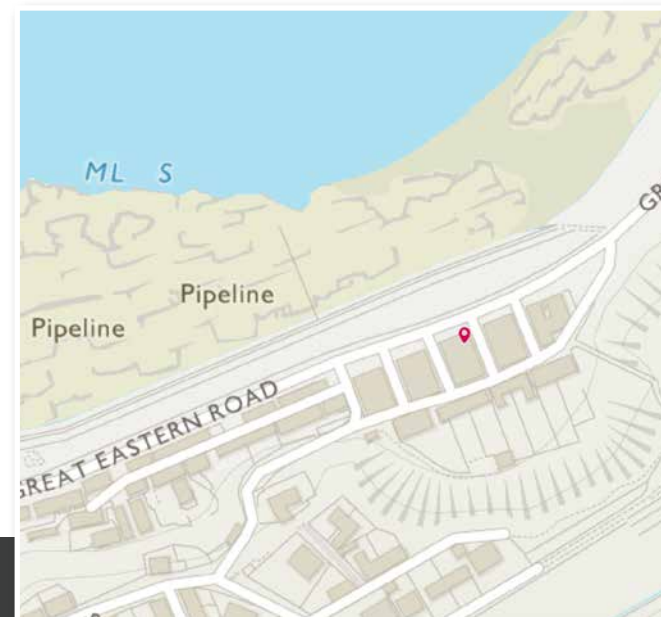
“...THIS SUBSTANTIAL DWELLING IS PRESENT TO THE MARKET IN A WALK-IN CONDITION...”



Approximate Dimensions
(Taken from the widest point)

Kitchen	4.60m (15'1") x 3.20m (10'6")
Lounge	4.60m (15'1") x 3.10m (10'2")
Bedroom 1	4.60m (15'1") x 3.40m (11'2")
Bedroom 2	4.70m (15'5") x 3.10m (10'2")
Bedroom 3	3.00m (9'10") x 3.00m (9'10")
Bathroom	3.80m (12'6") x 3.50m (11'6")

Gross internal floor area (m²): 120m²
EPC Rating: E



THE DETAILS



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Exchange
Available

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