





Bakers Cottage is situated in an elevated location giving stunning views over the Moray coast and enjoys spectacular sun sets. Located within walking distance to the marina and the coastal footpath of the Moray Firth which has some stunning scenery and beaches along its shore line, you have a choice of spectacular walks on pebbled and sandy beaches, whilst enjoying the abundance of wild life including dolphins and seals, which can be seen along this rugged coast line. The village offers pre and primary schooling, local shops and Post Office. There is also a choice of pre-school, primary and secondary education available in the ever popular coastal town of Buckie approximately three miles to the west of Portknockie. A comprehensive bus service operates through the village.

Buckie is a busy town with its own harbour and marina. It boasts numerous leisure facilities including a leisure centre with swimming pool, two links golf courses and two outdoor bowling greens, together with the Ardach Health Centre, one of two major NHS facilities within the town. Several banking facilities, restaurants, cafés, pubs, local shops and super markets, together with numerous churches can be found in and around the town centre. The River Spey is a short drive from the property and is world famous for its salmon and trout fishing. The angler really is spoilt for choice with numerous rivers, beaches and local harbours all within a short distance of this property.

The main East Coast Rail Network operates through Elgin providing a link to both Inverness and Aberdeen with Keith Railway Station being the nearest link for the town of Portknockie approximately ten miles away. National and international flights are provided by Aberdeen Dyce Airport and Inverness Dalcross Airport.

CULLEN CURVE - FINDOCHTY HARBOUR - PORTKNOCKIE - BOW
FIDDLEVIEW - FROM THE PROPERTY



BAKERS COTTAGE



McEwan Fraser Legal are delighted to offer to the market a fantastic opportunity to own a stunning picturesque three/four bedroom dwelling in the quaint and quiet village of Portnockie. This immaculate stone and slate built detached dwelling is situated in an enviable location with stunning uninterrupted views to the north and north west of the ever popular Moray coast.

Bakers Cottage has undergone a total refurbishment and offers spacious living accommodation over two levels. The present owners have renovated this property to an impeccable standard. Offering generous sized accommodation throughout which has been decorated in a crisp neutral tone. The property also benefits from double glazed windows, gas central heating and a multitude of stylish furnishings and fittings. Bakers Cottage, 7 Harbour Terrace is currently being used as a very lucrative and extremely successful holiday let and with its magnificent seaside location makes for an excellent investment property, or a dream retirement home or indeed a stunning family home. This truly is a must view property.

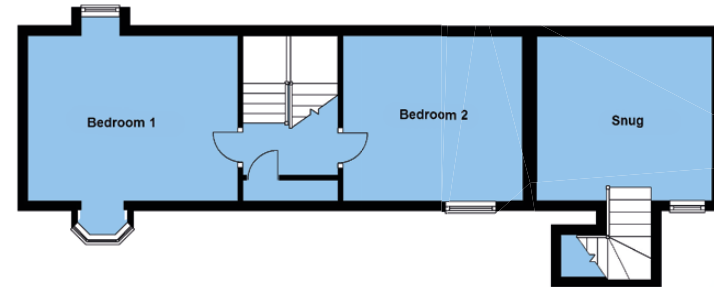
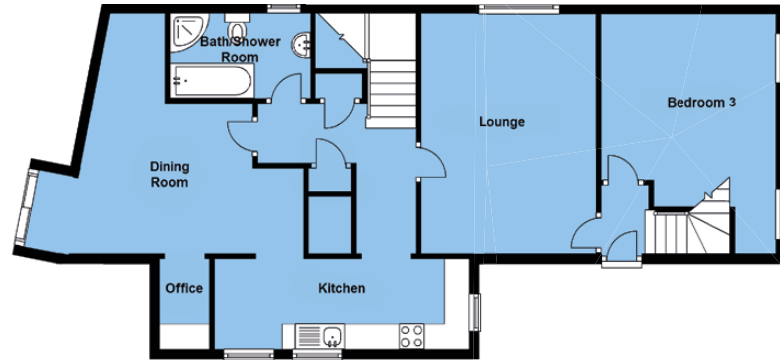
The ground floor consists of a large lounge with wood burning fire, a very modern fully integrated dining kitchen, family bathroom with separate shower cubical, the master bedroom, formal dining room with patio doors leading to garden. The first floor consists of two further stunning double bedrooms one of which incorporates a large window that converts to a balcony. A further staircase beside the master bedroom leads to a converted attic room currently used as part of the accommodation. In addition there are ample storage facilities and cupboards on both floors.

To the side of the property a gated entry allows parking for up to two vehicles. A walled patio area immediately in front of the patio doors is a perfect and safe area for children and pets, and ideal for entertaining and watching the sunsets. The garden is predominately laid to concrete.

This property also features planning permission for another useful en-suite bathroom.



PROPERTY SPECIFICATIONS



*Approximate Dimensions
(Taken from the widest point)*

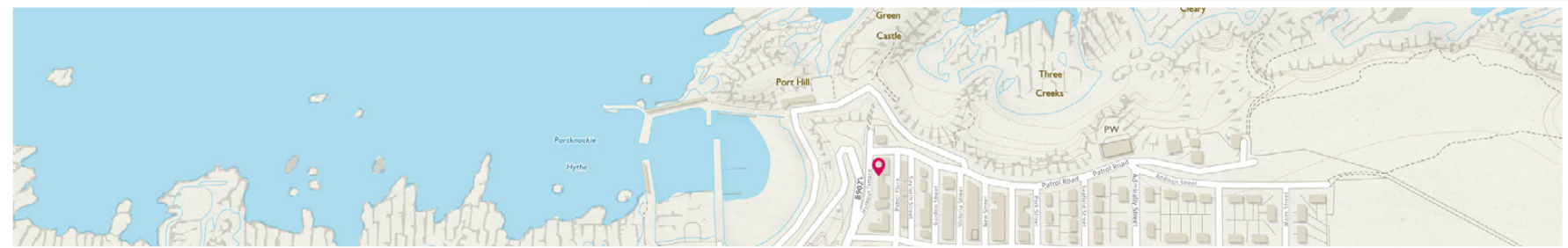
Lounge	4.80m (15'9") x 3.50m (11'6")
Kitchen	5.10m (16'9") x 1.80m (5'11")
Dining Room	4.80m (15'7") x 4.90m (16'7")
Office	2.20m (7'3") x 1.00m (3'3")
Bedroom 1	4.20m (13'9") x 3.30m (10'10")
Bedroom 2	3.60m (11'10") x 3.30m (10'10")
Bedroom 3	5.10m (16'9") x 3.50m (11'6")
Snug	4.81m (15'9") x 3.50m (11'6")
Bath/Shower Room	2.80m (9'2") x 2.00m (6'7")

Gross internal floor area (m²) - 105m²

EPC Rating - E

*Extras
(Included in the sale)*

All fitted floor coverings, blinds, curtains, and light fittings are included in the sale. In addition all of the furniture is available by separate negotiation.





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