

9 Great Western Road

MORAY, BUCKIE, AB56 1XX



Traditional detached four-bedroom dwelling located on the seafront with uninterrupted views across the Moray Firth to the Caithness mountains



01224 472 441



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal are delighted to offer to the market this substantial and spacious detached 4-bedroom dwelling, situated in the ever-popular coastal town of Buckie on the Moray Coast. This stunning property with its well-appointed accommodation over two levels, fully updated and sympathetically modernised over the years will certainly appeal to those seeking a home with charm and character.

The property further benefits from a bespoke modern kitchen, a ground-floor shower room, and a wood-burning stove in the lounge. With neutral decor, full double glazing and mains gas central heating, the property would undoubtedly suit the young family with room to grow.

A must-view to appreciate the location and views.

THE LOUNGE



Accommodation comprises a welcoming hallway which leads to all accommodation and the spacious formal lounge is flooded with natural light from its dual-aspect windows with views across the Moray Firth. It is also fitted with a multi-fuel fire, with ample room for a dining area.

THE KITCHEN



A fitted modern kitchen includes floor and wall-mounted units, with contrasting worktops and splash back walls, with a large central island and quality fitted integrated appliances including two large picture windows which ensure plenty of sunlight throughout the day.

The kitchen also allows access to the rear hall, shower room and the rear garden. Bedroom three which is a large double with sea views and bedroom 4/office completes the ground floor.

THE SHOWER ROOM

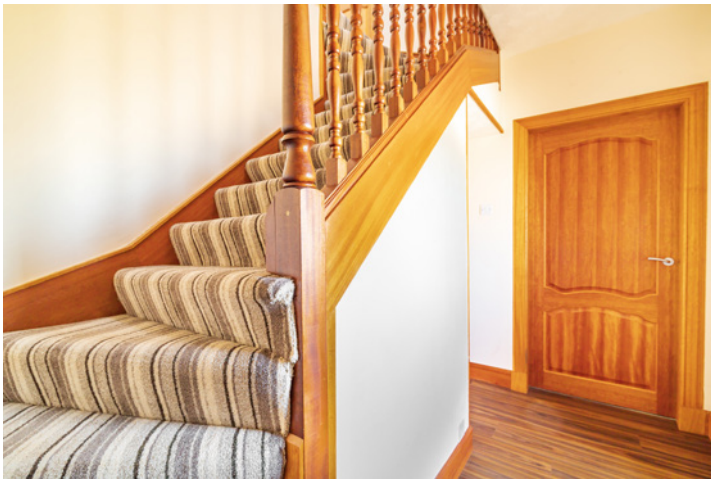


BEDROOM 3



BEDROOM 4





A carpeted staircase with wooden balustrade leads to the first floor, where there are two large double bedrooms both with sea views and fitted cupboards and a centrally located three-piece family bathroom with shower over the bath completes the accommodation. In addition, there are ample storage cupboards throughout the property.

THE BATHROOM



BEDROOM 1



BEDROOM 2



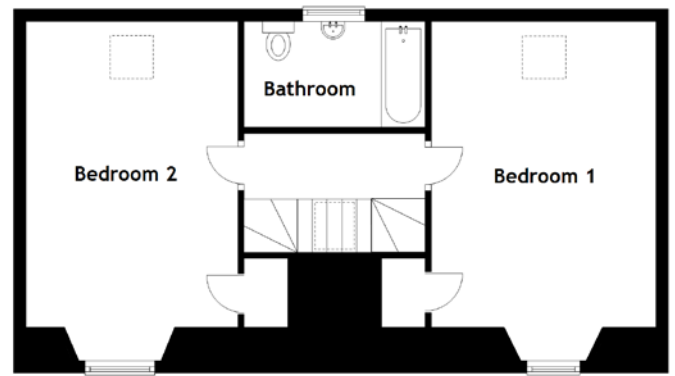
Outside the property is bounded by a wall and gated at both sides. There is parking for multiple vehicles and a motor home or caravan is available immediately in front of the large double garage. There is also a workshop adjacent to the garage and a shed/storeroom all of which have power and light with the garage also having a covered pit.

From the rear door access to a loc-bloc path with steps leading to the elevated garden and patio area, the garden is laid to artificial grass and is south facing, a fantastic spot for entertaining and enjoying the sun.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	5.50m (18'1") x 4.90m (16'1")
Kitchen	5.10m (16'9") x 4.40m (14'5")
Shower Room	2.20m (7'3") x 1.40m (4'7")
Bedroom 3	3.40m (11'2") x 3.00m (9'10")
Bedroom 4	3.40m (11'2") x 1.80m (5'11")
Bathroom	2.90m (9'6") x 1.70m (5'7")

Bedroom 1	4.90m (16'1") x 3.60m (11'10")
Bedroom 2	4.90m (16'1") x 3.40m (11'2")

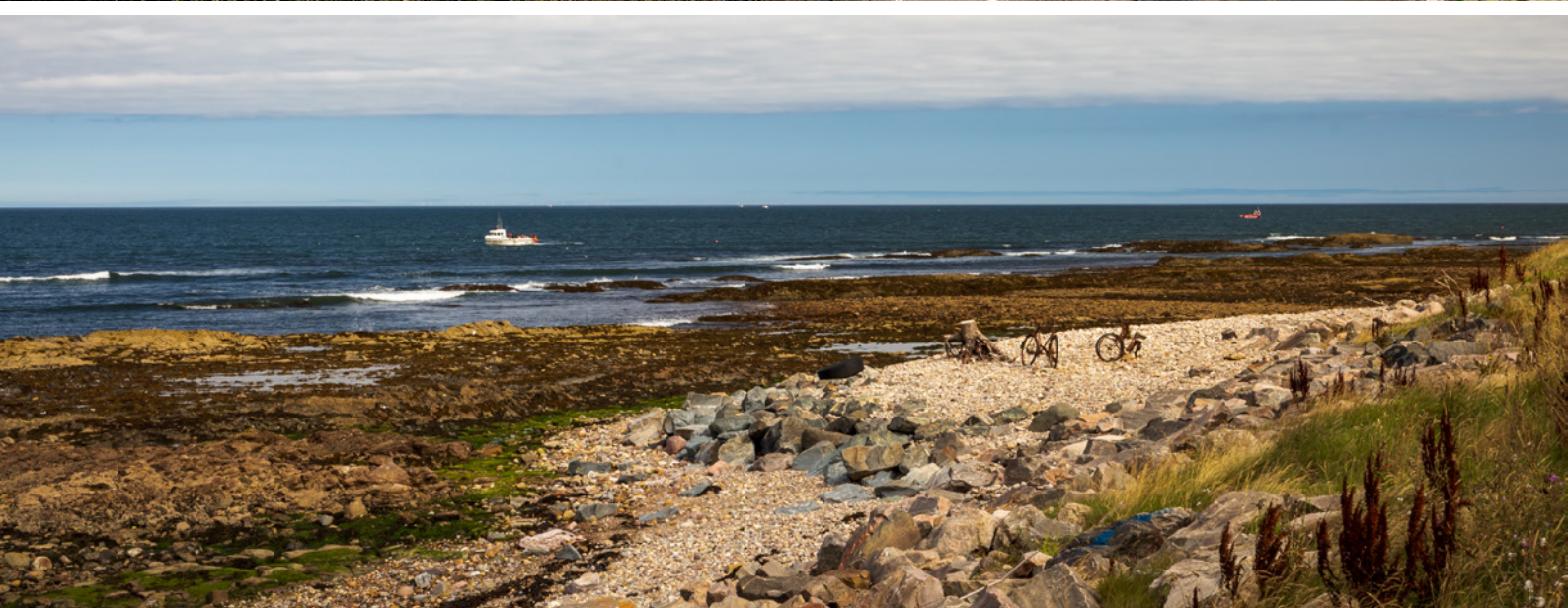
Gross internal floor area (m²): 132m²
EPC Rating: D

Extras: All floor coverings, blinds, curtains, and light fittings are included in the sale.



THE LOCATION

Number 9 Great Western Road is located in the lower part of Buckie on the coastal path just as you leave the town heading west towards Portgordon, with stunning views from the front of the property across the Moray Firth and as far as the eye can see to the Caithness mountains. A hop skip and jump and you are on the coastal footpath of the Moray Firth which has some stunning scenery and beaches along its shoreline. You have a choice of spectacular walks on pebbled and sandy beaches, whilst enjoying the abundance of wildlife including dolphins, seals and a multitude of seabirds which can be seen along this rugged coastline.



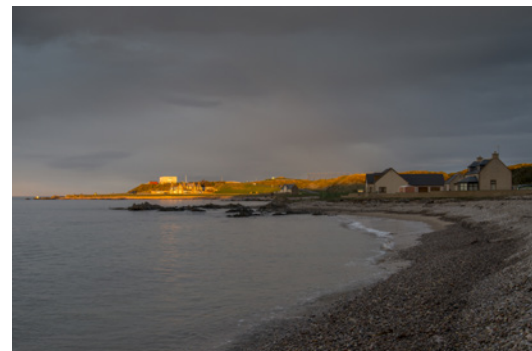
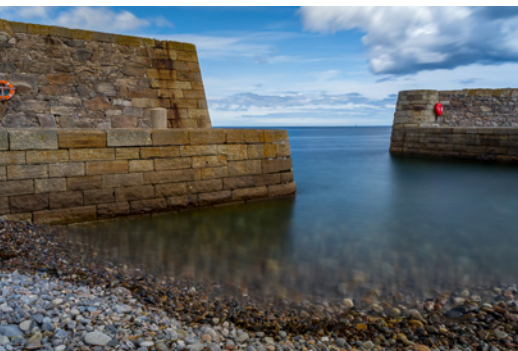


Buckie is a busy little town with its working harbour and boasts numerous leisure facilities including a leisure centre, two 18-hole links golf courses and two outside bowling greens. The River Spey is close by and is renowned for its salmon and trout fishing and there are also numerous rivers beaches and local harbours to fish. There is a choice of preschool, primary and secondary education facilities together with two major NHS facilities and a small hospital. Other amenities include specialist shops such as butchers, bakers with restaurants, cafes, pubs, and supermarkets.

The surrounding areas of Moray are well known for their outstanding scenery. On offer are rolling countryside, idyllic beaches, rugged glens, championship golf courses, the world-renowned malt whisky and Castle Trial with numerous seaside and country towns and villages waiting to be explored.

The city of Elgin is 16 miles to the west and provides all the amenities and facilities that one would expect from modern-day city living including Moray College, quality schooling, supermarkets, a leisure centre and a good range of independent shops and restaurants. The city is extremely well served through various established transport links including its railway station and main bus terminal, 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 8 miles south.

A comprehensive east coast bus network also operates through Buckie.




McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01224 472 441

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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Available**



Text and description
PETER REID
 Area Sales Manager



Layout graphics and design
ALLY CLARK
 Designer

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