




McEwan Fraser Legal

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15 George Street

MORAY, PORTESSIE, AB56 1TL



Portessie

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This substantial property set in a seaside location in the lower part of Buckie called Portessie sits right at the end of a quiet cul de sac. The detached bungalow benefits from being within a stone's throw away from Portessie Primary School making this a great location for a young family.

There is also a public footpath that is well lit and will take you straight into Buckie town centre. Buckie is a busy little town with its own harbour and marina, boasting numerous leisure facilities including a leisure centre with swimming pool, two links golf courses

and two outdoor bowling greens. Together with some stunning scenery, there is a choice of spectacular walks on pebbled or sandy beaches, whilst enjoying the abundance of wildlife including dolphins, seals, and a large variety of sea birds that frequent this rugged coastline.

The Moray Coast is renowned for having a relatively mild climate. The River Spey is right on your doorstep 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.

There is a choice of pre-school, primary and secondary education facilities, together with the "Ardach" Health Centre, one of two major NHS facilities within the town. Several banking facilities, restaurants, cafes, pubs, local shops and supermarkets, together with numerous churches can be found in and around the town centre.

The city of Elgin is within seventeen miles of the property, providing all the amenities one would expect with modern-day city living, including superb

educational and recreational facilities. The main East Coast Rail network operates through Elgin providing a link to both Inverness and Aberdeen with Keith Railway Station (providing free parking), being the nearest link for the town of Buckie, eight miles away.

Easy access onto the A96 gives direct routing to Aberdeen, approximately sixty-seven miles to the east and to Inverness fifty-eight miles to the west. Both cities offer excellent rail and bus service, with national and international flights being provided at Aberdeen Dyce Airport and Inverness Dalcross Airport.





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The current owners have modernised and upgraded this property to an exceptional standard. They extended this beautiful bungalow to give two extra double bedrooms and a WC upstairs making this a beautifully big and spacious four-bedroom house. This substantial dwelling is presented to the market in walk-in condition and has been decorated throughout in fresh neutral colours.

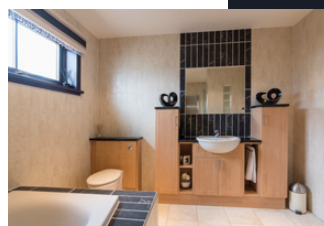
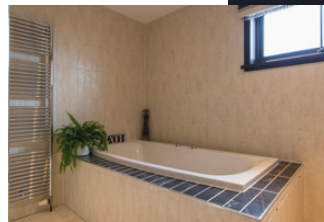
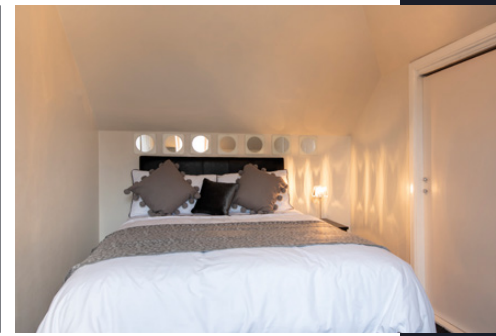
The property is conveniently located within walking distance to pre and primary schools, the town centre and all local amenities. This impressive property would be an ideal home for a professional couple looking for a spacious property, a fantastic first time purchase or given the ideal location for schools the young growing family.

On the first floor, the hallway leads to all accommodation, spacious lounge, beautiful modern kitchen/dining area with integrated appliances such as microwave, oven, grill and fully fitted flush cabinets with an impressive breakfast bar. A family bathroom with a separate walk-in double shower. Two bedrooms, one of which is the master bedroom with fully fitted walk-in wardrobe/dressing area plus full length mirrored wardrobes and the other which is currently kitted out as a beauty room, however, does fit a double bed and again with fully fitted wardrobes all around so no need for free standing furniture.

Upstairs there are two good sized double bedrooms, both with more than enough space for free standing furniture however, do benefit from integrated storage. In addition, there are ample storage cupboards throughout the property.

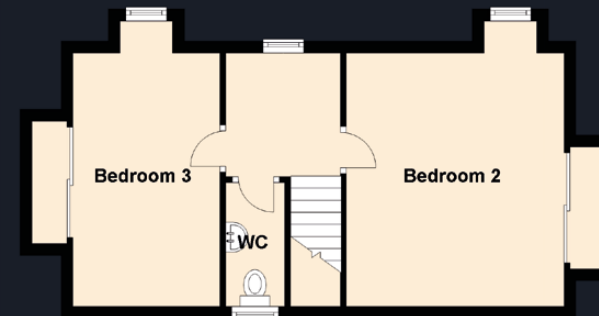
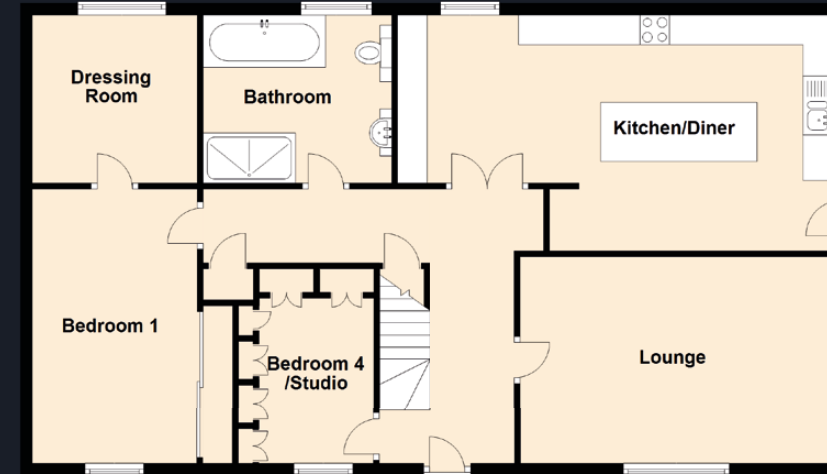
Externally to the front and adjacent to the property, there are private low maintenance gardens. 15 George Street also benefits from a detached single garage for secure off-street parking, however, being at the end of a quiet cul de sac on-street parking is plentiful leaving the garage a great space for storage or could easily be used as a workshop. Another added bonus to this property is the stone built shed within the rear garden, again a great storage space or great potential for being made into a workshop area.





Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	5.30m (17'5") x 3.50m (11'6")
Kitchen/Diner	6.80m (22'4") x 4.00m (13'1")
Bedroom 1	4.40m (14'5") x 2.80m (9'2")
Dressing Room	2.85m (9'4") x 2.80m (9'2")
Bedroom 2	4.30m (14'1") x 3.70m (12'2")
Bedroom 3	4.30m (14'1") x 2.50m (8'2")
Bedroom 4/Studio	3.30m (10'10") x 2.50m (8'2")
Bathroom	3.20m (10'6") x 2.85m (9'4")
WC	2.10m (6'11") x 1.00m (3'3")

Gross internal floor area (m²): 143m² | EPC Rating: C

Extras (Included in the sale): Selected light fittings, floor fittings, curtains and blinds. American fridge freezer. Any other item may be available at separate negotiation.

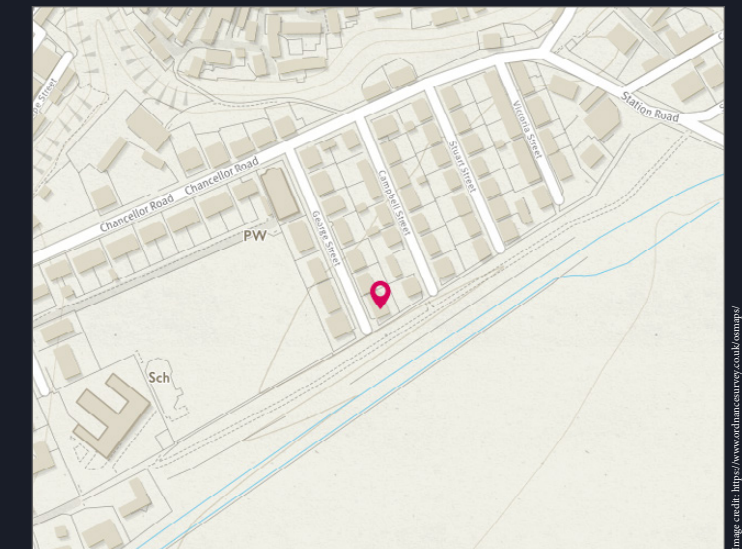


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