



**McEwan Fraser Legal**

Solicitors & Estate Agents

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Burnside of Letterfourie

DRYBRIDGE, BUCKIE, MORAY, AB56 5AS

AREA - DRYBRIDGE

BUCKIE, MORAY, AB56 5AS

Burnside of Letterfourie is set in a rural location just outside the village hamlet of Drybridge, with the larger town of Buckie being approximately 2.5 miles to the north. Buckie is a busy town with its own working harbour and marina. It boasts numerous education and leisure facilities, there is a choice of pre-school and primary schooling with secondary and higher education being provided at Buckie High School. Leisure facilities include a leisure centre with swimming pool, two links golf courses, and two outdoor bowling greens with numerous other outdoor pursuits available locally. The "Ardach" Health Centre is one of two major NHS facilities within the town along with a small hospital, several banking facilities, restaurants, cafes, pubs, local shops and supermarkets, together with numerous churches can be found in and around the town centre.

The property is a short drive from the coastal footpath of the Moray Firth stunning scenery, rugged coastline 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 an and sea birds that frequent this coastline. The River Spey is a short distance and is renowned for its salmon and trout fishing. The angler is spoilt for choice with a choice of rivers, beaches and local harbours all within a short distance of this property.

The city of Elgin is within 15 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 (with free parking) being the nearest link for the property approximately 8 miles away. Easy access onto the A96 gives direct routing to Aberdeen to the East and to Inverness to the West. Both cities offer excellent rail and bus service, with national and international flights being provided by Aberdeen Dyce Airport and Inverness Dalcross Airport.



BURNSIDE OF LETTERFOURIE

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Burnside of Letterfourie is a fantastically located, beautifully presented five bedroom detached dwelling with a combination of approximately five acres of garden grounds and paddocks with a detached garage and small steading, the steading could be further developed once the relevant planning was sought and granted.

This substantial property with generous living accommodation is of a relatively new build but has been modernized and upgraded to an exceptional standard using quality fixtures and fittings throughout. Decorated in a fresh neutral tone and further benefiting from double glazed windows and doors with oil fired central heating system.

This substantial property with its versatile living accommodation would suit the young family with room to grow, ideal for extended family living or a professional couple, looking for a rural lifestyle. Viewing is an absolute must to appreciate the property and the huge potential this family home offers.

The bright and airy accommodation comprises of the following: internal hallway providing access to all further accommodation spacious lounge with multi-fuel fire with French doors allowing access to the large patio area. A fantastic modern kitchen with dining area features an integrated oven, grill, ceramic Induction hob with hood, an array of storage options and a great amount of surface area to prepare your meals on. There is a utility room at the rear with guest WC, as well as a second lounge/snug. There are four double bedrooms on the ground floor one of which has an en-suite shower room. The three-piece family bathroom completes the ground floor accommodation. A carpeted stairway with wooden balustrade leads to the upper floor where you will find the master bedroom with large shower room and walk-in wardrobes. In addition, there are ample storage cupboards throughout the property.

A private tree-lined road leads to the property where you have parking for a multitude of vehicle types, the garden grounds have a high perimeter fence and has been laid mostly to lawn with borders which are awash with colour from a multitude of shrubs, plants and seasonal flowers. A large patio area from the lounge is perfect for entertaining, al-fresco dining and enjoying the sun. The paddocks and small steading are fenced and gated at several points ideal for horses or a potential small holding.





SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	5.40m (17'9") x 4.10m (13'5")
Kitchen/Diner	5.40m (17'9") x 5.30m (17'5")
Utility	2.80m (9'2") x 1.60m (5'3")
WC	1.60m (5'3") x 1.10m (3'7")
Master Bedroom	4.10m (13'5") x 3.90m (12'10")
Bedroom 2	3.10m (10'2") x 2.90m (9'6")
Bedroom 3	4.10m (13'5") x 3.00m (9'10")
En-suite	2.00m (6'7") x 1.10m (3'7")
Gym/Bedroom 4	3.20m (10'6") x 3.00m (9'10")
Office/Bedroom 5	2.90m (9'6") x 2.40m (7'10")
Bathroom	2.90m (9'6") x 1.80m (5'11")
Shower Room	3.50m (11'6") x 2.20m (7'3")

Gross internal floor area (m²): 201m² | EPC Rating: D

Extras (Included in the sale): All fitted floor coverings, blinds, curtains, and light fittings.






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