




McEwan Fraser Legal
Solicitors & Estate Agents
0131 524 9797

Netherlea, 5 Strathlene Road

FINDOCHTY, MORAY, AB56 4RE



THE LOCATION

Findochty, Moray

“Netherlea” 5 Strathlene Road Findochty is located in the sought after coastal village of Findochty on the Moray Coastline which continues to be a popular destination for people to live or visit throughout the year. The property is within walking distance to all village amenities include a convenience store, pharmacy, local pub with restaurant and pre and primary schooling. Findochty has a historic old harbour and marina with a small number of boats catching mostly crab and lobster. Locally you have a choice of either pebbled or sandy beaches and miles of rugged coastline where an abundance of wildlife can be seen from seals, dolphins and numerous species of birds which frequent this coast.

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 village of Findochty. National and International flights are available from both Aberdeen and Inverness airports.



NETHERLEA

5 Strathlene Road

McEwan Fraser Legal are delighted to offer to the market a fantastic opportunity to purchase this traditional three bedroom stone and slate build end terrace property in the popular coastal village of Findochty on the Moray Coast.

This substantial dwelling offers spacious living accommodation over two floors, the present owners have redecorated throughout and upgraded this property to an exceptional standard. The property also benefits from full double glazing and gas central heating. This bright and well-appointed property has retained many of its original features including pitch pine panel doors, quarry tiles; with some immaculate cornicing and ceiling rose, and is undoubtedly in walk-in condition. "Netherlea" will make a fantastic ideally located family home and with holiday homes demanding ever-increasing prices this substantial property would make a superb holiday let and a fantastic investment opportunity.

The property comprises of on the ground floor, vestibule leading to the hall which in turn leads to all accommodation, the main reception room has a large bay window with working fireplace, the recently fitted kitchen has a dining area and is fitted with wall and base mounted units with contrasting worktops, the kitchen allows access to the utility area and rear extension which has a four-piece shower room and separate

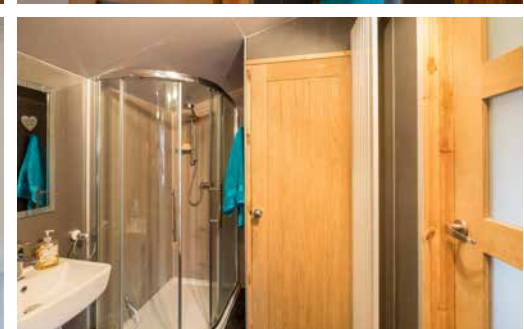
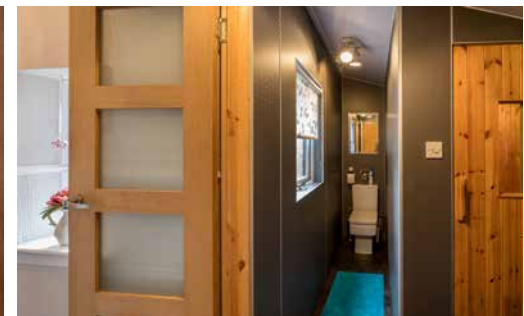


sauna. Access to the rear garden is from the utility area. A three-piece family bathroom completes the lower ground floor. A carpeted staircase with wooden balustrade leads to the first floor where you have the master bedroom and two further bedrooms. In addition, there are ample storage wardrobes and cupboards throughout the property.

Off-street parking is available for at least three vehicles at the side of the property, the front garden is gated and bordered by either a wall or traditional wrought iron fence, this immaculate garden is laid mostly to lawn with borders containing mature shrubs, plants and seasonal flowers that are awash with colour throughout the year. Access to the rear courtyard can be from the gated front garden the drive or the utility room. Laid to decorative stone paving with a southerly aspect with sporadic plating of potted seasonal flowers, with the summer house being a perfect spot for some el-fresco dining, entertaining or just relaxing and enjoying the sun. A secure environment for those who have children or pets, the large wooden workshop and summer house will remain.



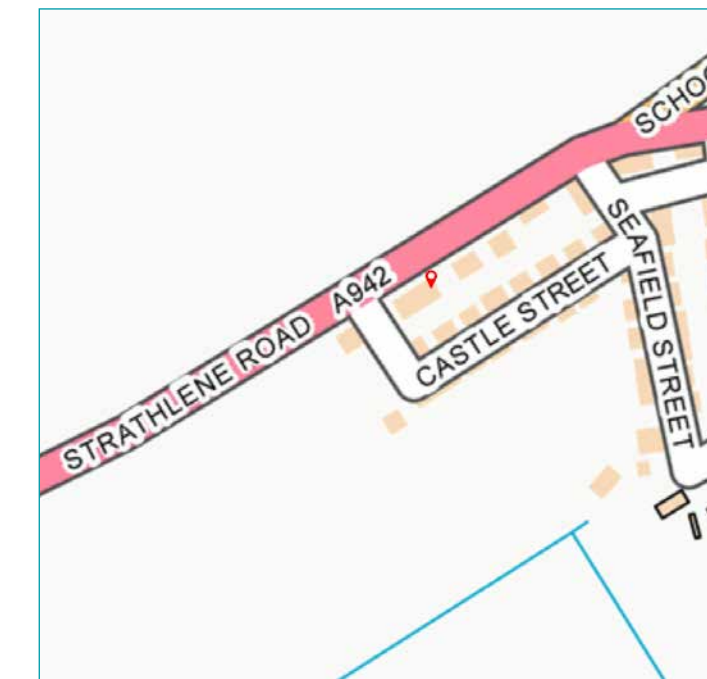
BEDROOMS, BATHROOM & SHOWER ROOM



Approximate Dimensions
(Taken from the widest point)

Kitchen/Diner	4.80m (15'9") x 4.00m (13'1")
Lounge	4.40m (14'5") x 3.80m (12'6")
Bedroom 1	3.90m (12'10") x 3.90m (12'10")
Bedroom 2	3.90m (12'10") x 3.20m (10'6")
Bedroom 3	3.90m (12'10") x 1.80m (5'11")
Bathroom	2.80m (9'2") x 2.20m (7'3")

Gross internal floor area (m²): 139m²
EPC Rating: D





McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
PETER REID
Surveyor



Professional photography
MICHAEL MORLEY
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer