

The Manse 41 East Church St

MORAY, BUCKIE, ABERDEENSHIRE, AB56 1ES



*Imposing Former Church of Scotland Manse
with a date stone of circa 1887*



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McEwan Fraser Legal are delighted to offer to the market this superior, substantial and extremely spacious detached 7 bedroom Victorian villa, situated in the ever-popular coastal town of Buckie on the Moray Coast.

This stunning property with a date stone of 1887 was the former Church of Scotland manse, and as a period property boasts numerous traditional features of which the previous and current owners have restored and reinstated as many as possible including some fireplaces, the beautiful pitch pine staircase, panelled interior doors, stained glass panels, timber wall panelling and ornate plaster ceiling cornice and ceiling roses.

This impressive property offers extremely spacious, well-appointed accommodation over three floors which have been fully updated and sympathetically modernised over the years and will certainly appeal to those seeking a home with charm and character. The property further benefits from a new kitchen fitted 2021, fresh neutral decor, full double glazing and mains gas central heating with a new gas boiler being installed in December 2018.

Located in the upper part of Buckie and conveniently placed for the town centre shops, supermarkets, schools and amenities, it will certainly appeal to those seeking a home with charm and character making it an ideal purchase for those with family, extended family and offers excellent potential and may lend itself to provide a bed and breakfast or small guest house something that the town of Buckie lacks.

THE ENTRANCE



Access through the attractive vestibule with its stained glass windows, which in turn leads to the welcoming traditional reception hall; there are three principal rooms on the ground floor level providing flexible accommodation.

The spacious formal lounge with its bay window is located on the west side and at the rear of the property with patio doors to the garden, with a further reception room/office and formal dining room both with bay windows to the front of the property.

THE LOUNGE



THE DINING ROOM



THE OFFICE



THE KITCHEN



The recently fitted modern dining kitchen includes floor and wall mounted units, with contrasting worktops and splashback walls with access to the formal dining room and main hall. The kitchen also allows access to the side porch the utility room and the rear garden.

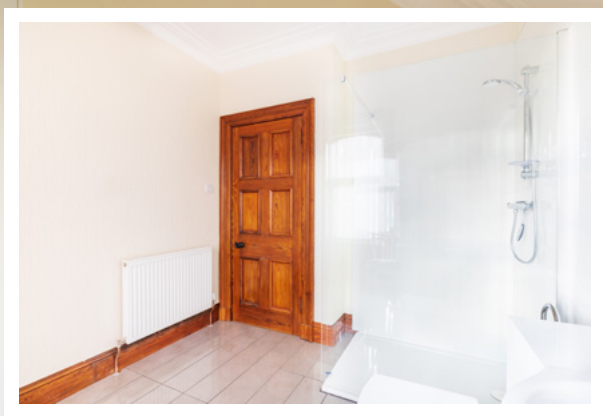




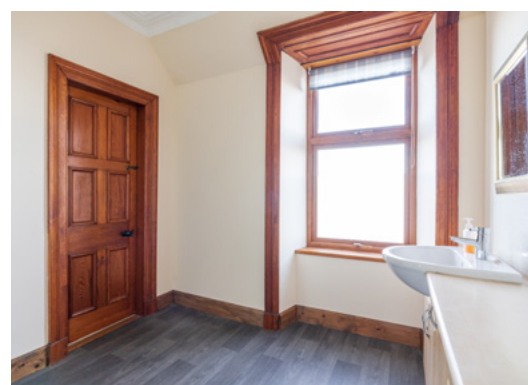
The stunning carpeted staircase with wooden balustrade leads to the two upper floors, on the first floor you have the master bedroom with en-suite shower room, a guest bedroom with a Jack and Jill styled shower room with three further double bedrooms all of which have fitted wardrobes or built-in cupboards a spacious four piece family bathroom with separate shower cubicle completes this floor.

THE MASTER BEDROOM & EN-SUITE





BEDROOM 2



BEDROOM 3



BEDROOM 4



THE BATHROOM



On the second floor, there are two further double bedrooms to the west side of the property along with a centrally located toilet with a hand wash basin. A huge recently upgraded games room or family room with solid oak flooring and double glass panelled exterior doors allow access onto a small balcony which commands fantastic uninterrupted views over the Moray Firth towards the Caithness Mountains and completes the accommodation. In addition, there is an abundance of storage cupboards on all floors.

BEDROOM 5



BEDROOM 6



GAMES ROOM/BEDROOM 7



The property is set back from East Church Street and occupies a generous size site with garden areas to the front, side and rear. Large stone pillars at the front of the property mark the entrance to the front garden with a large stone wall continuing around the perimeter of the property, and imprinted concrete driveway providing turning space and off-road parking for numerous vehicles.

There are two small areas laid to lawn with some sporadic planting of shrubs and plants. The imprinted concrete continues around to the east side of the property and to the rear garden where you have further secure parking for many additional vehicles. The rear garden boasts lovely views across the Moray Firth and is again been laid in imprinted concrete for ease of maintenance.

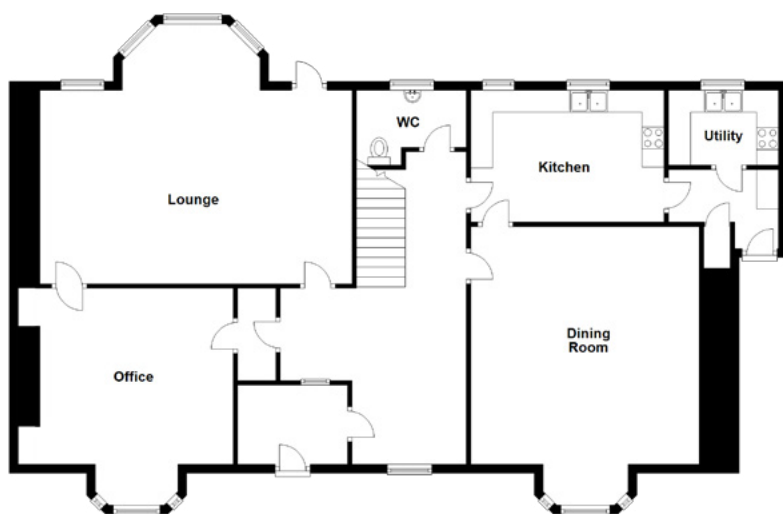
The garage with power and light, up and over door allowing car access from the driveway at the front of the property and access to the rear garden through a wooden door completes the outside areas.

THE EXTERIOR



FLOOR PLAN, DIMENSIONS & MAP

Ground Floor

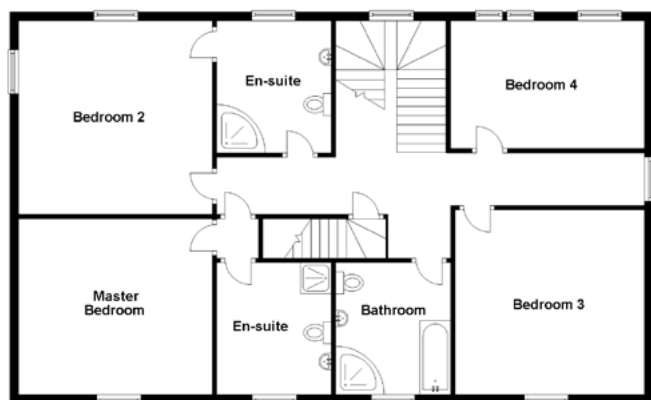


Approximate Dimensions (Taken from the widest point)

Ground Floor

Lounge	7.10m (23'4") x 5.90m (19'4")
Dining Room	5.20m (17'1") x 4.40m (14'5")
Office	4.40m (14'5") x 4.00m (13'1")
Kitchen	4.40m (14'5") x 3.00m (9'10")
Utility	2.50m (8'2") x 1.70m (5'7")
WC	2.50m (8'2") x 1.70m (5'7")
Master Bedroom	4.40m (14'5") x 4.00m (13'1")
En-suite	3.00m (9'10") x 2.60m (8'6")
Bedroom 2	4.40m (14'5") x 4.40m (14'5")
En-suite	3.00m (9'10") x 2.60m (8'6")
Bedroom 3	4.30m (14'1") x 3.00m (9'10")
Bedroom 4	4.40m (14'5") x 2.90m (9'6")
Bathroom	2.90m (9'6") x 2.50m (8'2")

First Floor



Second Floor

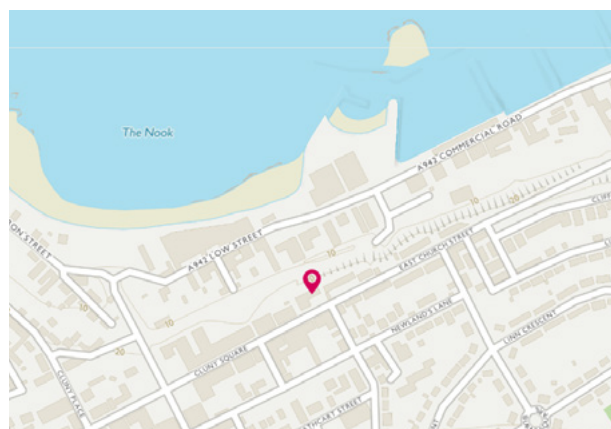
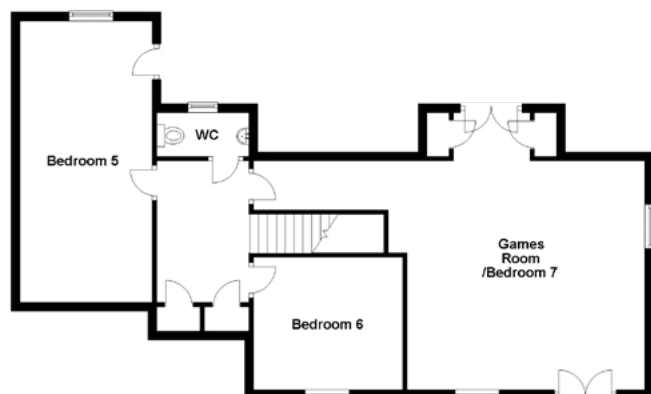
Bedroom 5	6.40m (21') x 3.10m (10'2")
Bedroom 6	3.40m (11'2") x 3.10m (10'2")
Games Room/Bed 7	8.90m (29'2") x 5.20m (17'1")
WC	2.10m (6'11") x 1.00m (3'3")

Gross internal floor area (m²): 342m²

EPC Rating: D

Extras (Included in the sale): All floor coverings, blinds, curtains, and light fittings. Other soft furnishings and electrical items may be available by separate negotiation.

Second Floor



THE LOCATION

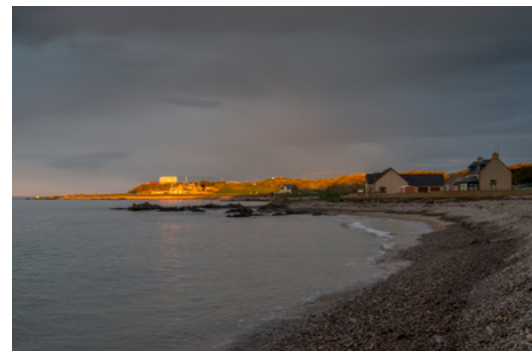
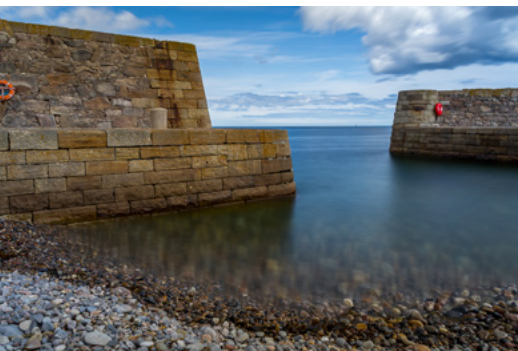
The Manse 41 East Church Street Buckie occupies an elevated central town location with stunning views from the rear of the property across the harbour and the Moray Firth as far as the eye can see to the Caithness Mountains.





Buckie is a busy little town with its working harbour, it 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 there are also numerous rivers beaches and local harbours to fish, all within a short distance from this property. There are a choice of pre-school, 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. A comprehensive east coast bus network operates through Buckie.

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 trail with numerous seaside and country towns and villages waiting to be explored. The city of Elgin is 17 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.



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