




McEwan Fraser Legal

Solicitors & Estate Agents

01542 280 444

44 Gordon Street

BUCKIE, MORAY, AB56 1JJ



Buckie, Moray

44 Gordon Street is located in a popular residential area of Buckie close to the town centre and conveniently located and within walking distance to several local amenities. The town of Buckie sits right on the coastal footpath of the Moray Firth where you have the choice of spectacular walks on pebbled and sandy beaches, whilst enjoying the abundance of wildlife that frequent this rugged coastline from dolphins to seals and numerous species of birds.

Buckie is a busy town with its own working harbour. The local area boasts numerous leisure facilities including a leisure centre with swimming pool, two links golf courses and two outdoor bowling green's. The River Spey is a short drive and is renowned for it's salmon and trout fishing you also have other

local rivers, rugged coastline and harbours to fish. There is a choice of pre-school, primary and secondary education facilities, together with two major NHS health facilities and a small hospital within the town. Several banking options with restaurants, pubs, local shops and supermarkets which can all be found in and around the town centre. A comprehensive East Coast bus network operates through Buckie.

The main East coast Rail network operates through the town of Keith (8 miles away) to Inverness and Aberdeen both cities offer excellent rail and bus service, with national and international flights being provided by Aberdeen Dyce Airport and Inverness Dalcross Airport.



44 Gordon Street

44 Gordon Street is a spacious two/three bedroom Mid Terrace property. The current owner has recently upgraded the heating system with a new combi boiler being installed. Further upgrades to the main roof have also been done prior to their tenure.

Benefiting from full double glazing, and spacious accommodation over three levels, but will require some upgrading and redecoration, once completed this spacious property has the potential to be a fantastic first-time purchase or a huge rental investment.

The accommodation comprises, Hallway leading to the spacious reception room and the kitchen which gives access to the rear courtyard, a second reception area leads to the downstairs

bathroom. A carpeted staircase to the landing and the main bedroom which has fitted wardrobes, a smaller second bedroom and shower room complete the second floor, a stairway lead to the attic conversion which has previously been used as a third bedroom or games room. In addition there are ample storage cupboards throughout the property.

Outside: On street free parking is available immediately in front of the property to the rear of the property you have a very small courtyard with a drying area.

Services: Mains electricity, main drains, water and Gas



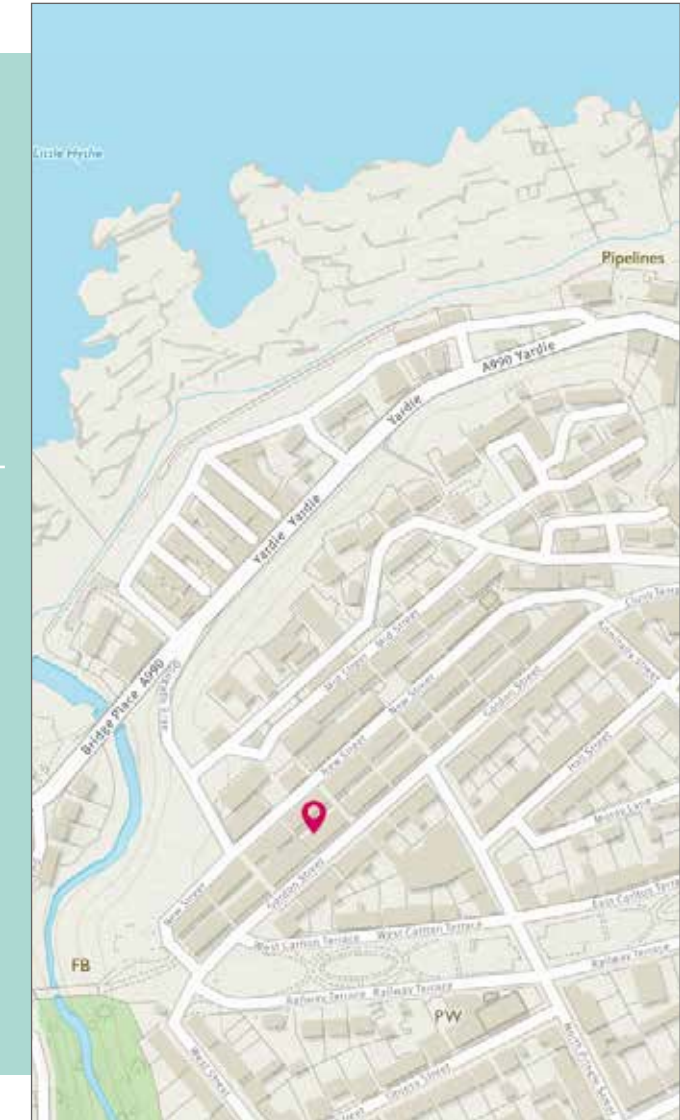
Approximate Dimensions (Taken from the widest point)

Lounge	5.60m (18'4") x 3.10m (10'2")
Kitchen	2.90m (9'6") x 2.69m (8'10")
Bathroom	2.00m (6'7") x 1.60m (5'3")
Bedroom 1	2.70m (8'10") x 2.70m (8'10")
Loft Room	4.00m (13'1") x 3.00m (9'10")

Gross internal floor area (m²): 84m² | EPC Rating: D

Extras (Included in the sale):

All floor coverings, blinds, curtains; light fittings are included in the sale price.






McEwan Fraser Legal
 Solicitors & Estate Agents

Tel. 01542 280 444
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
SCOTT MARSHALL
 Photographer



Layout graphics and design
ABBEY TURPIE
 Designer