




McEwan Fraser Legal
Solicitors & Estate Agents
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15 Mid Street
FINDOCHTY, BUCKIE, AB56 4QU

Findochty

BUCKIE, AB56 4QU

15 Mid Street Findochty is located in the very desirable coastal village of Findochty on the Moray Coast 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 and restaurant with pre and primary schooling just a hop skip and jump from the front door.

Findochty has a historic old harbour with a small number of boats catching mostly crab and lobster; there is also a popular marina. Locally you have a choice of either walks on 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 these shores.

The town of Buckie two miles to the west is a busy little town with a working harbour and marina, it boasts numerous leisure facilities including a leisure centre, two 18 hole links golf courses and two outside bowling green's. The River Spey is a short drive and is renowned for its salmon and trout fishing there are also numerous beaches and local Harbours to fish. There is a choice of preschool, primary and secondary education, together with two major NHS health centres and a small hospital. Further local amenities include banking facilities, restaurants, cafes, pubs, local shops and supermarkets, a comprehensive east coast bus network operates through Findochty and Buckie.

The city of Elgin is approximately nineteen miles west 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 village of Findochty. National and International flights are available from both Aberdeen and Inverness airports.





15 Mid Street

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McEwan Fraser Legal are delighted to offer to the market a fantastic opportunity to purchase this very spacious three, potentially four bedroom, stone and slate build semi-detached property in the ever-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 UPVC double glazing and gas central heating. This bright and well-appointed property has retained many of its original features and is undoubtedly in walk-in condition. 15 Mid Street Findochty 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. A must view to fully appreciate all that is on offer.

The property comprises of, on the ground floor, an entrance hall leading to all accommodation there are two principal rooms on the ground floor a spacious lounge with dual aspect windows, formal dining room/bedroom, fully fitted dining kitchen with multiple wall and base mounted units with contrasting worktops, the kitchen allows access to the rear garden. On the first floor, there is a large master bedroom with two additional double bedrooms the modern family shower room completes the accommodation. In addition, there are ample storage facilities throughout the property.

Free on-street parking is available immediately in front of the property; a gated narrow drive to the side of the property leads to the garage and would be suitable for off-street parking for the smaller vehicle. The recently constructed garage has power and light. The garden also benefits from a garden shed.

The rear garden has a south-east aspect and is bordered by a boundary wall or fence and is laid mostly to lawn with sporadic planting of shrubs, plants and seasonal flowers, this gated garden is a fantastic safe area for children and pets alike, a large decked area is perfect for enjoying the sun, some alfresco dining and entertaining.



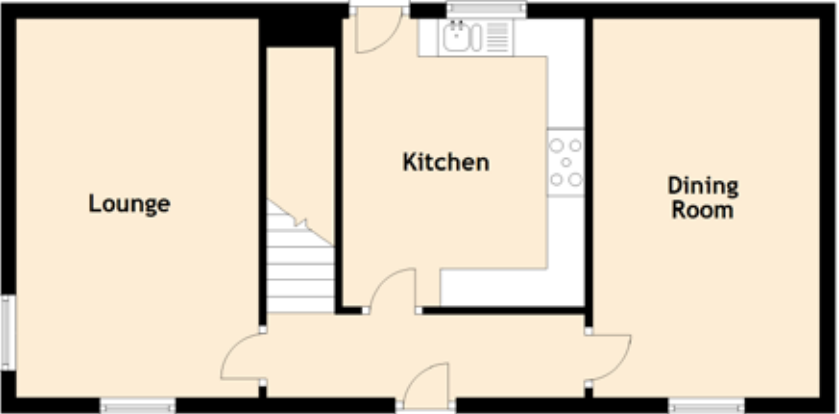
“... This bright and well-appointed property has retained many of its original features and is undoubtedly in walk-in condition ...”





Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Ground Floor	
Lounge	5.00m (16'5") x 3.20m (10'6")
Dining Room	4.90m (16'1") x 3.00m (9'10")
Kitchen	3.80m (12'6") x 2.90m (9'6")

First Floor	
Bedroom 1	4.90m (16'1") x 3.80m (12'6")
Bedroom 2	3.30m (10'10") x 2.60m (8'6")
Bedroom 3	3.20m (10'6") x 2.60m (8'6")
Shower Room	2.30m (7'7") x 2.20m (7'3")

Gross internal floor area (m²): 109m² | EPC Rating: E

Extras (Included in the sale): All fitted floor coverings, blinds, curtains, and light fittings. The recently constructed garage and garden shed are by separate negotiation.





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