




McEwan Fraser Legal

Solicitors & Estate Agents

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5 Patrol Place

PORTKNOCKIE, BUCKIE, MORAY, AB56 4JR



PORTKNOCKIE BUCKIE

THE LOCATION

Situated in an elevated location and within walking distance to the marina and coastline where you will be mesmerised by the views, spectacular sun sets and occasional northern light displays. The Moray Firth is renowned for its rugged coastline where you have a choice of spectacular walks on pebbled and sandy beaches, whilst enjoying the abundance of wild life including dolphins, seals and numerous species of birds that frequent this rugged coast line. The angler really is spoilt for choice with numerous rivers, beaches and local harbours all within walking distance of this property. The river Spey is a short drive and is world famous for

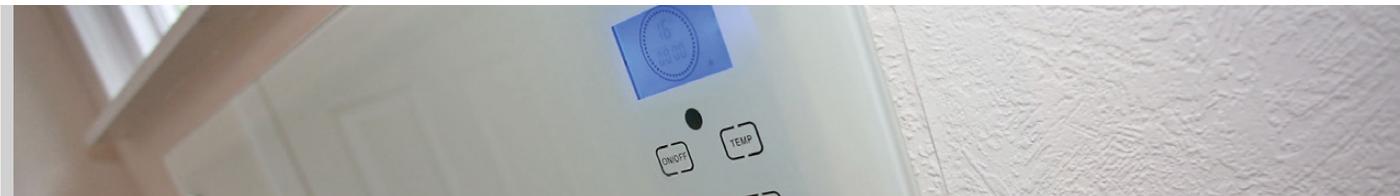
its salmon and trout fishing. The village offers pre and primary schooling, local shops and post office. There is also a choice of pre-school, primary and secondary education available in the ever popular coastal town of Buckie approximately three miles to the West of Portknockie. A comprehensive bus service operates through the village.

Buckie is a busy town with its own working harbour and marina. It boasts numerous leisure facilities including a leisure centre with swimming pool, two links golf courses, and two outdoor bowling greens, together with the Ardach Health Centre, one of two

major NHS facilities within the town. Several banking facilities, restaurants, cafés, pubs, local shops and supermarkets, together with numerous churches can be found in and around the town centre.

The main East coast Rail network operates through Elgin providing a link to both Inverness and Aberdeen with Keith Railway station being the nearest link for the town of Portknockie approximately ten miles away. National and international flights are provided by Aberdeen Dyce Airport and Inverness Dalcross Airport.





5 PATROL PLACE

THE PROPERTY

McEwan Fraser Legal are delighted to offer to the market a fantastic opportunity to own a picture-perfect two-bedroom dwelling in the quaint and quiet village of Portnockie. This traditional stone and slate built detached dwelling is situated in an elevated location minutes from the stunning coastline of the ever-popular Moray coast.

5 Patrol Place has recently undergone a part refurbishment and offers spacious living accommodation over two levels. Offering generous sized accommodation throughout which has been decorated in a crisp neutral tone. The property also benefits from a newly installed electric heating system and spacious dining kitchen. With its magnificent seaside location and High Holiday let potential, the property could be an excellent investment as a long-term or short-term rental. Would also suit a professional couple or a superb first-time purchase. Early viewing is highly recommended.

Enter the property from the front door to the hallway leading to all other accommodation, which includes the large lounge, and the partially integrated dining kitchen. The first floor comprises of two double bedrooms and family bathroom. In addition, there are ample storage facilities and cupboards throughout.

Parking is available outside of the property, and bin storage area at the rear of the property.





BEDROOMS & BATHROOM



PROPERTY SPECIFICATIONS

Approximate Dimensions (Taken from the widest point)

Lounge	4.17m (13'8") x 3.90m (12'10")
Kitchen	4.56m (15') x 2.69m (8'10")
Bedroom 1	4.55m (14'11") x 3.55m (11'8")
Bedroom 2	4.65m (15'3") x 2.46m (8'1")
Bathroom	2.69m (8'10") x 1.81m (5'11")

Gross internal floor area (m²)

73m²

EPC Rating

G

Extras (Included in the sale)

All fitted floor coverings, blinds, curtains, and light fittings are included in the sale.

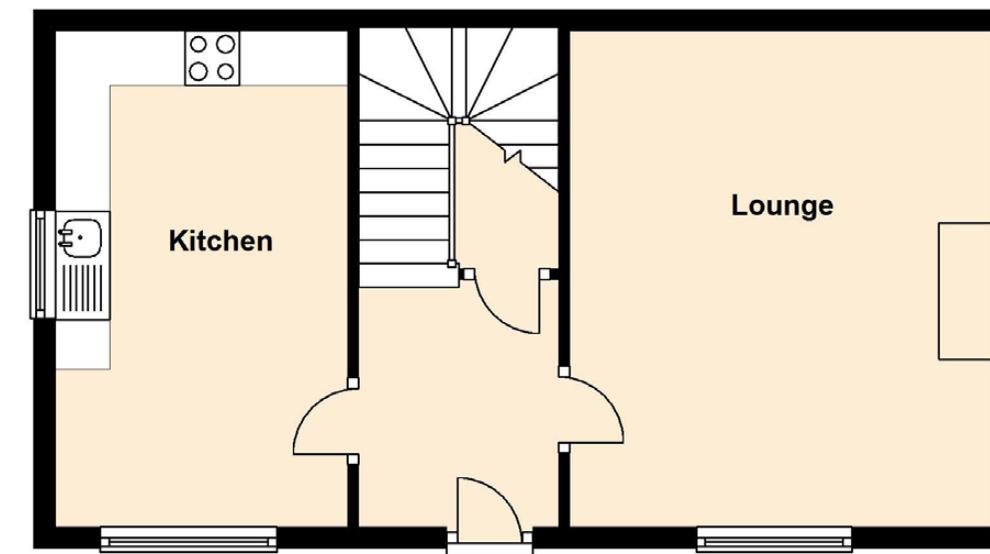
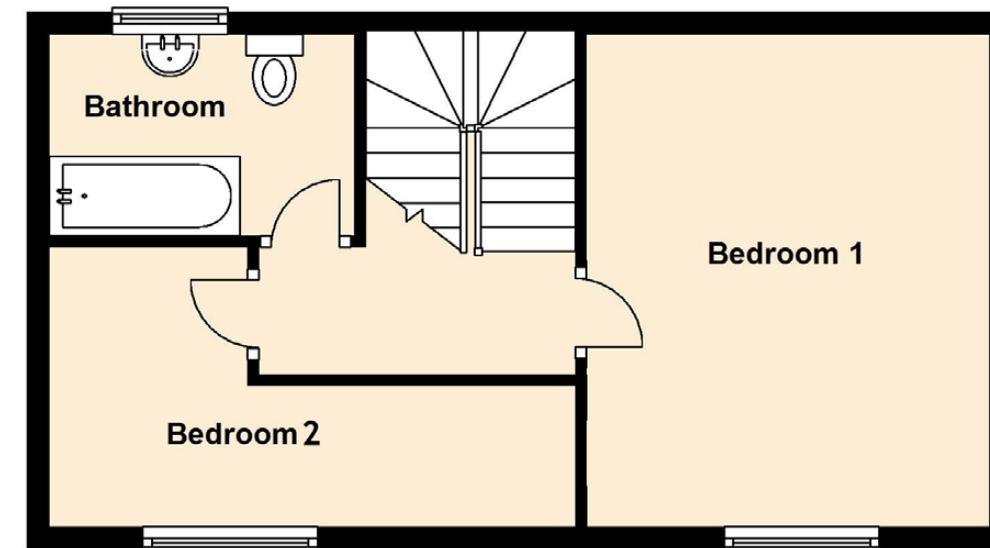
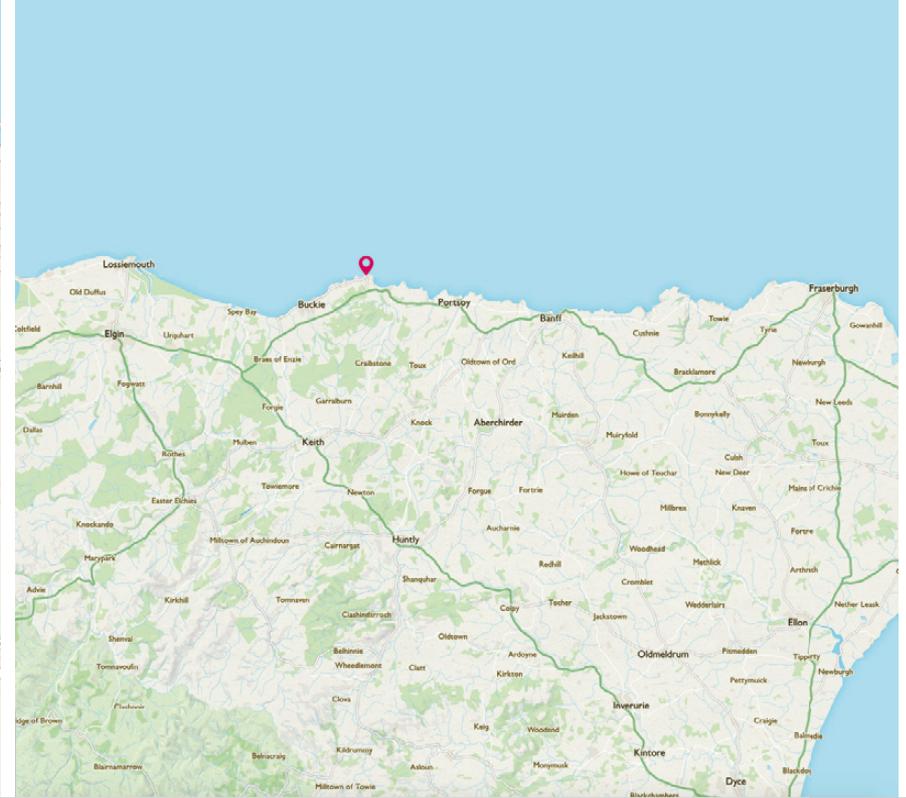
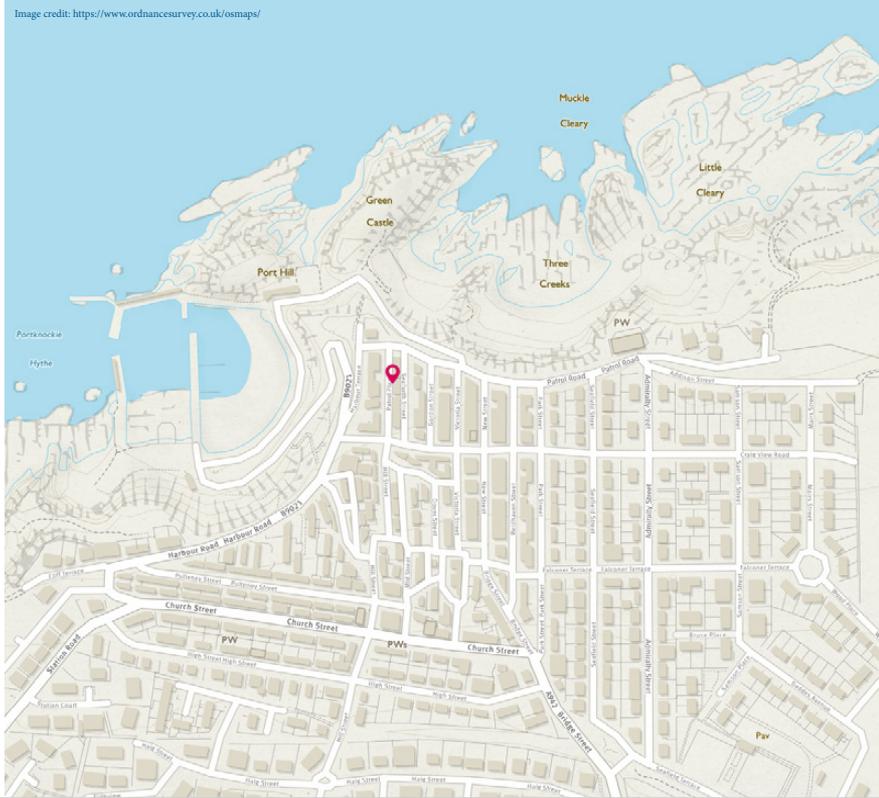


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