



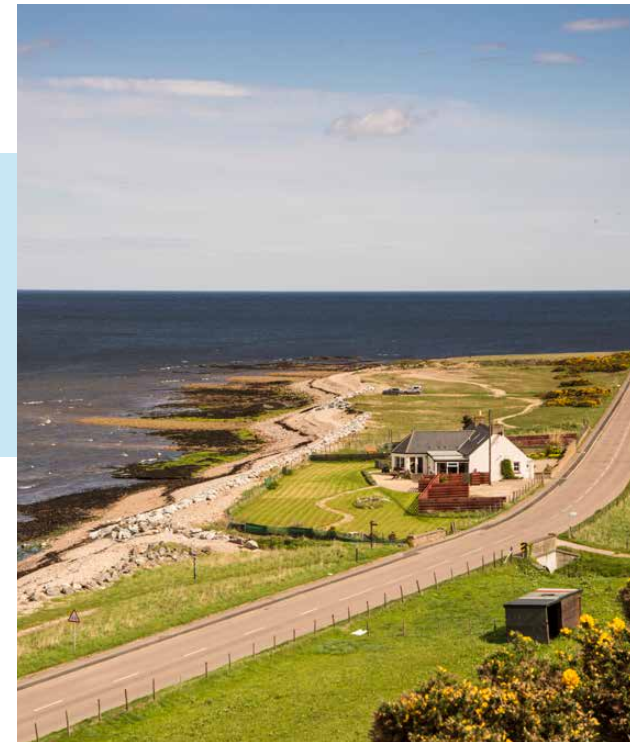

McEwan Fraser Legal

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4 Cross Street

PORTGORDON, BUCKIE, AB56 5QW



THE LOCATION

This spacious detached cottage is located in the lower part of Portgordon a popular seaside village on the Moray Coast, a short stroll will find you on the shoreline where an abundance of wildlife can be seen, from seals to dolphins and numerous species of birds that frequent this coastline. Cross Street is conveniently located and within walking distance to both the village centre and primary school with secondary education available in the nearby town of Buckie. (approximately 3 miles east)

Nearby Buckie is a busy little town with its own working harbour and marina. Locally there are numerous leisure facilities including a leisure centre with swimming pool, two links golf courses and two outdoor bowling greens, together with some stunning scenery and beaches along the coastline. The River Spey is right on your doorstep and is famous for its salmon and trout fishing. There is a choice of pre and primary schooling along with secondary and higher education facilities, together with the “Ardach” Health Centre, one of two major NHS facilities within the town. Two banks, restaurants, cafes, pubs, local shops and supermarkets. A comprehensive East coast bus network operates through Buckie and the village of Portgordon. 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 to Portgordon.

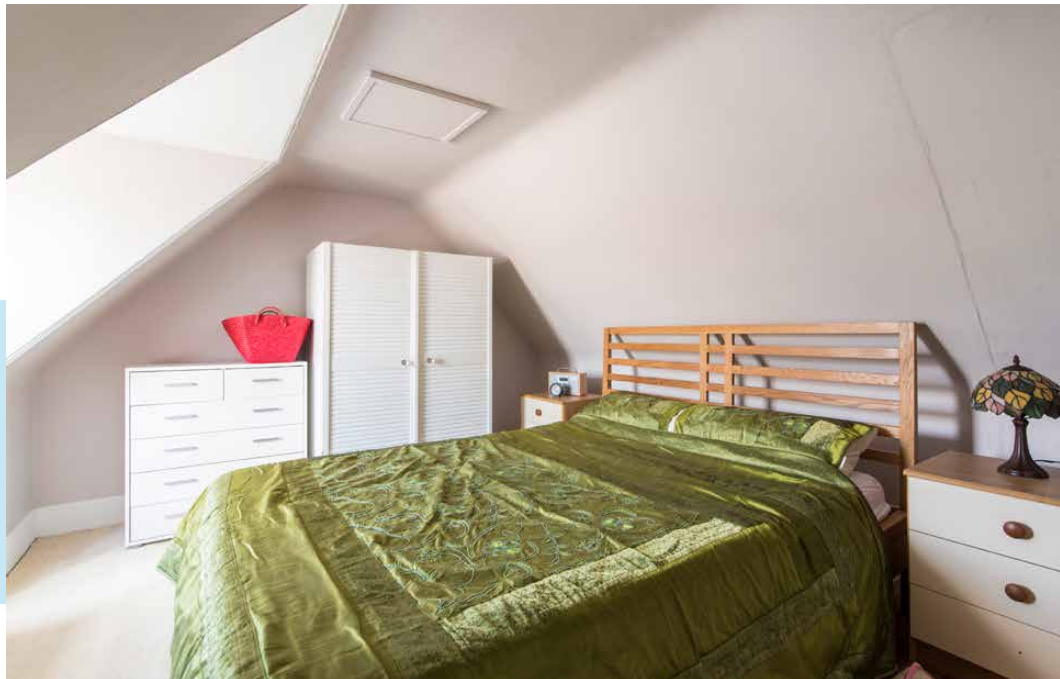
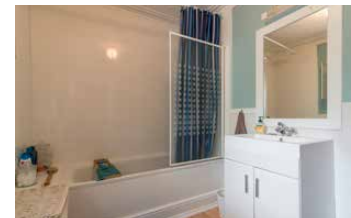


THE PROPERTY

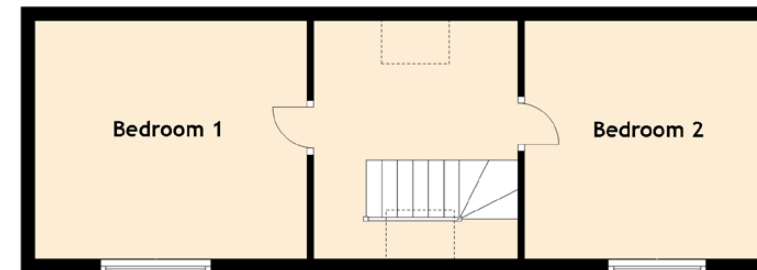
Number 4 Cross Street is situated in a seaside village location and minutes from the popular Moray Coast, and the old historic Portgordon Harbour. The living accommodation extends over two levels and has been partially modernized, and upgraded over the years, recently decorated in a fresh pallet throughout with partial new floor coverings and further benefitting from double glazed windows and gas central heating. This well-appointed property would be an ideal family home, would suit a professional couple or a potential investment with holiday homes becoming more popular along the Moray Firth coastline.

The property comprises; hallway leading to all further accommodation, spacious lounge with French doors to the dining area with patio doors leading to the rear garden, dining kitchen with access to the rear garden and garage/workshop, completing the lower floor is reception room two/bedroom three and a three piece family bathroom with shower over the bath. A carpeted staircase with wrought iron and wooden balustrade lead to the upper floor, you have 2 additional double bedrooms with large bay windows. In addition, there are ample storage cupboards on both floors.





PROPERTY SPECIFICATIONS

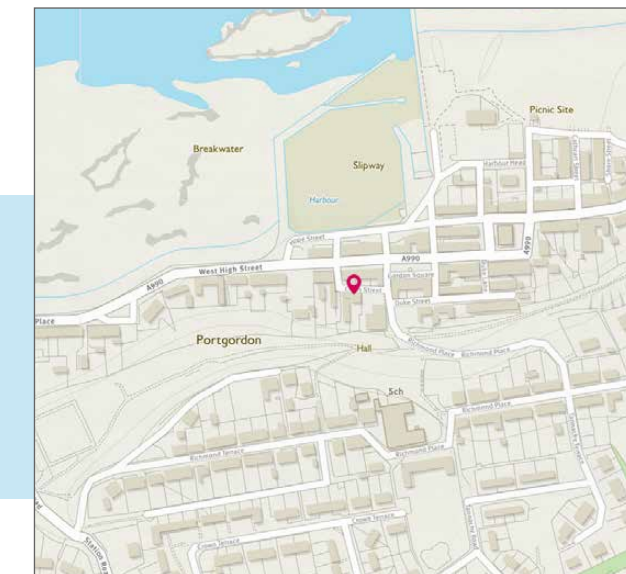
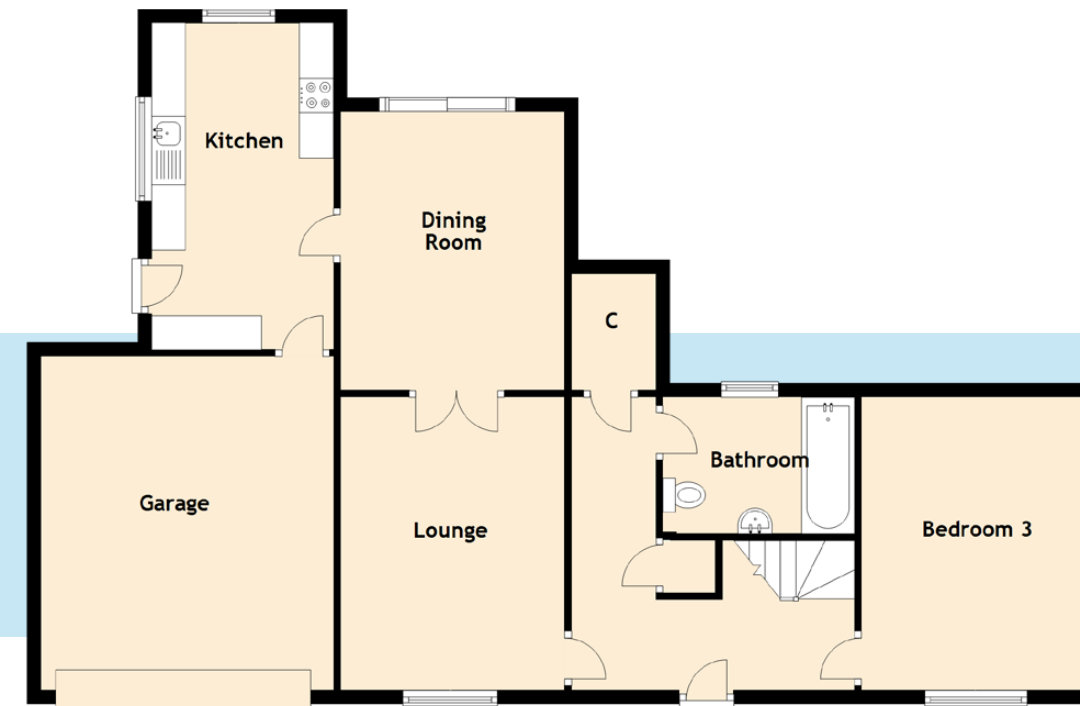


Approximate Dimensions (Taken from the widest point)

Lounge	4.20m (13'9") x 3.30m (10'10")
Dining Room	4.10m (13'5") x 3.50m (11'6")
Kitchen	4.80m (15'9") x 2.50m (8'2")
Bedroom 1	4.00m (13'1") x 3.50m (11'6")
Bedroom 2	3.50m (11'6") x 3.50m (11'6")
Bedroom 3	4.30m (14'1") x 3.30m (10'10")
Bathroom	2.80m (9'2") x 2.00m (6'7")
Garage	4.90m (16'1") x 4.30m (14'1")

Gross internal floor area (m²): 114m² | EPC Rating: E

Extras (Included in the sale): All floor coverings, blinds, some curtains and some light fittings.





To the rear of the property a south facing garden laid mostly to lawn with a verity of mature trees, plants and shrubs, in addition, a large patio area with the overhanging roof is an ideal space for entertaining some al-fresco dining and enjoying the sun, the rear garden is gated walled or fenced on all sides and provides a secure environment for those with children or pets.




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