

  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
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**15 Commercial Street**

FINDOCHTY, BUCKIE, ABERDEENSHIRE, AB56 4PX



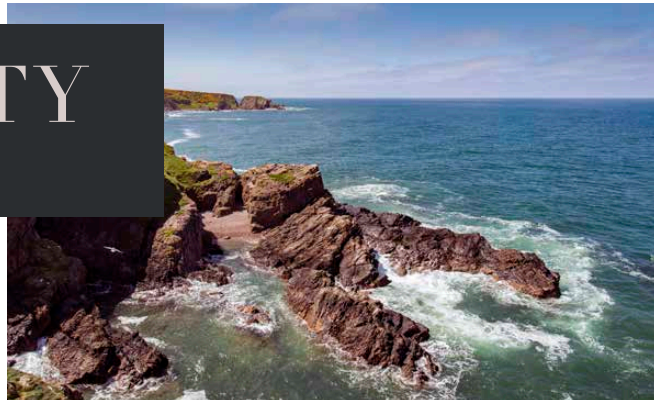
# AREA - FINDOCHTY

BUCKIE, ABERDEENSHIRE, AB56 4PX

15 Commercial Street Findochty is located on the harbour front of the ever-popular coastal village of Findochty. Local amenities include a convenience store, pharmacy, local pub with a restaurant, and pre and primary schooling also available. A short walk and you have a choice of either pebbled or sandy beaches where an abundance of wildlife can be seen from seals, dolphins and numerous species of birds which frequent the Moray Coastline.

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 greens. 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, all within a short distance from this property. 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 approximately nineteen miles west of the property provides 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 approximately fifteen miles south. National and International flights are available from both Aberdeen and Inverness airports.





# 15 COMMERCIAL STREET

FINDOCHTY, BUCKIE, ABERDEENSHIRE, AB56 4PX

Very rarely does an opportunity to purchase and own a stunning picturesque two/three bedroom dwelling located on the harbour front in the quaint and quiet village of Findochty, with uninterrupted views of the harbour and from the elevated balcony views across the Moray Firth to the Caithness Mountains.

This sublime property has architecturally undergone a total bare brick renovation; the use of highly qualified trades persons is evident throughout this spacious and cleverly designed property.

The present owners have renovated to an impeccable standard with quality fixtures and fittings throughout. Modern versatile spacious living accommodation is available over two levels. The open plan bespoke dining kitchen with family area and multi-fuel stove, along with the formal reception room, stunning bathrooms and upper balcony are just some of the fantastic designs of this property. Decorated throughout in a fresh neutral tone and further benefiting from fully double glazed windows and gas central heating. Findochty continues to be a popular holiday location with many successful holiday homes demanding high prices; this property with its magnificent location would make an excellent investment property, or a dream retirement home or family home. A truly must-view property, you will not be disappointed.

The property consists of a front door to the hall and all further accommodation. The lounge/bedroom three has a multi-fuel fire adding that feeling of grandeur. The fully fitted integrated kitchen has superior appliances and is open plan to the dining and family area with a second multi-fuel fire and patio doors to the rear garden. A large utility room with pantry cupboard and a stunning family bathroom with separate shower cubical complete the ground floor. A carpeted stairway with wooden balustrade leads to the upper floor with a centrally located shower room, master bedroom with walk-in cupboard and large guest bedroom. Both bedrooms have access to the upper balcony

On-street parking is available to the front of the property. To the rear of the property facing the harbour is a walled garden laid to decorative stone paving with a spiral staircase leading to the large upper balcony, perfect for entertaining some al-fresco dining, enjoying the afternoon sun and admiring the stunning views and harbour. A garden shed and small wood store complete the garden.



LOUNGE







KITCHEN



FAMILY ROOM







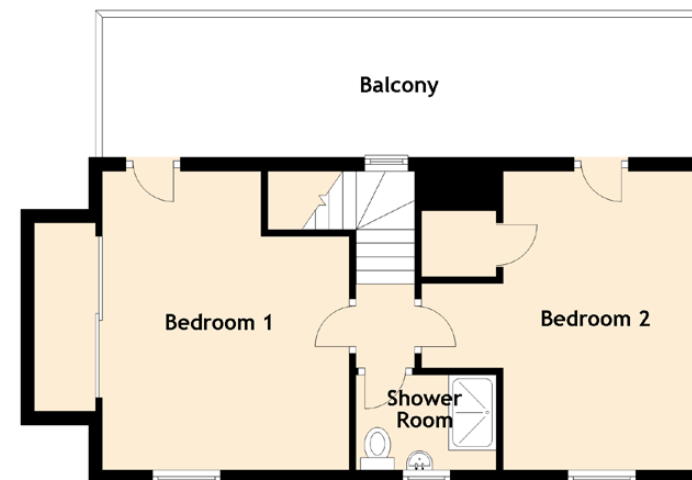
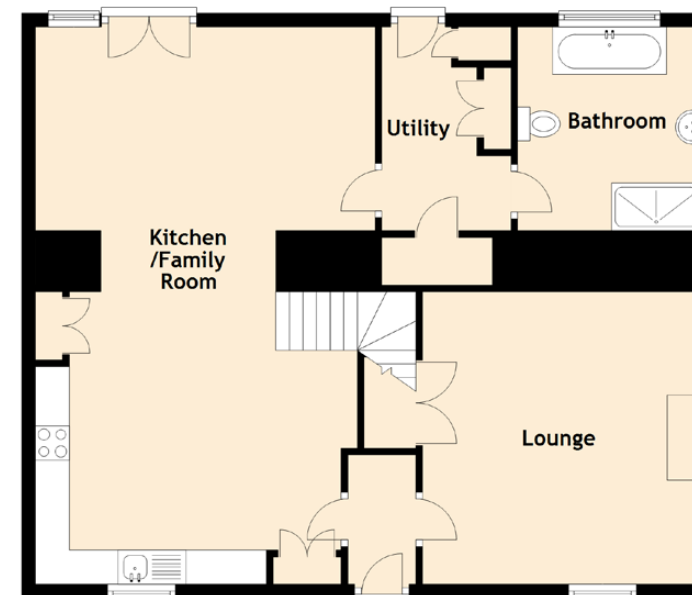
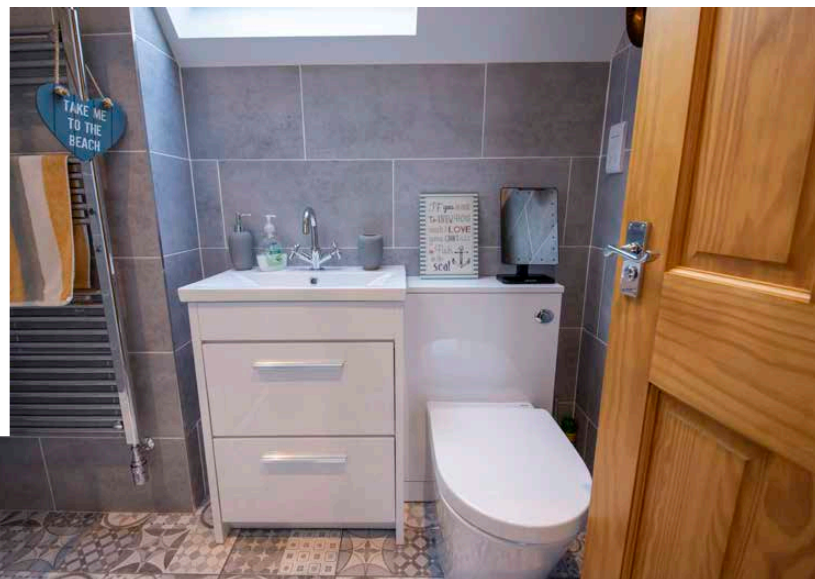
## BEDROOMS







BATHROOM / SHOWER ROOM



# SPECIFICATIONS

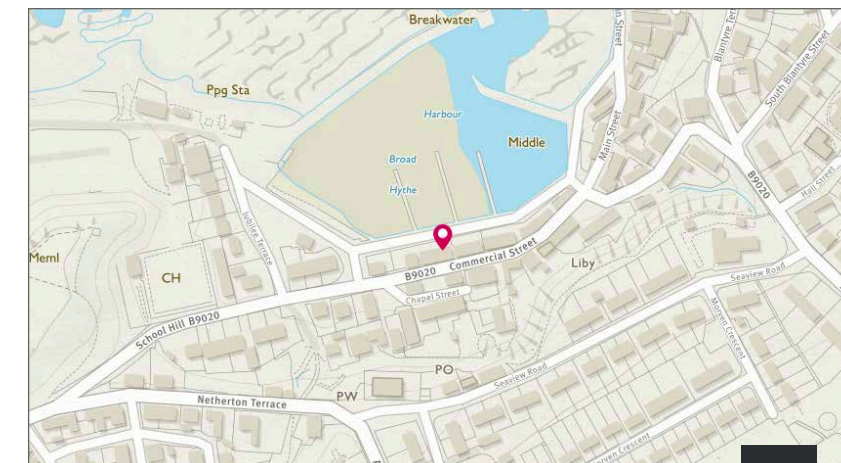
## FLOOR PLAN, DIMENSIONS & MAP

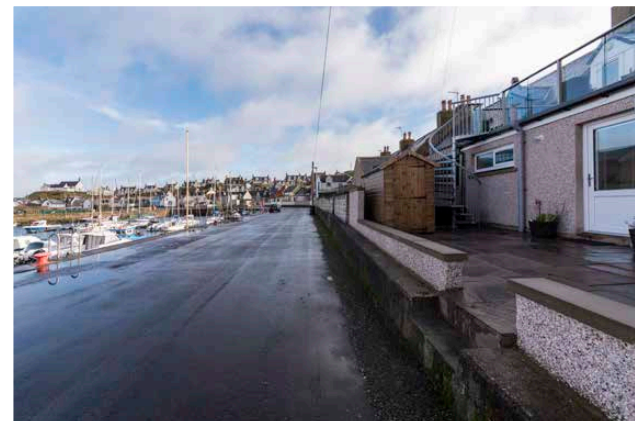
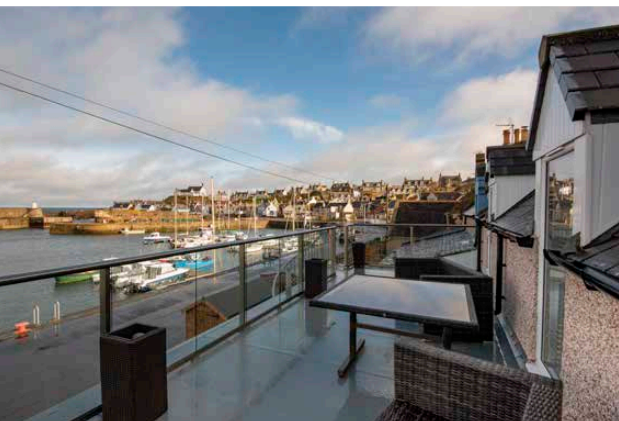
Approximate Dimensions (Taken from the widest point)

Lounge	4.30m (14'1") x 4.10m (13'5")
Kitchen/Family Room	8.20m (26'11") x 5.00m (16'5")
Utility	3.00m (9'10") x 1.90m (6'3")
Bedroom 1	4.40m (14'5") x 3.50m (11'6")
Bedroom 2	4.40m (14'5") x 2.90m (9'6")
Bathroom	2.80m (9'2") x 2.70m (8'10")
Shower Room	2.20m (7'3") x 1.40m (4'7")

Gross internal floor area (m<sup>2</sup>): 120m<sup>2</sup> | EPC Rating: D

Extras (Included in the sale): All fitted floor coverings, blinds, curtains, and light fittings with integrated appliances.





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Surveyor



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**SCOTT MARSHALL**  
Photographer



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**ALLY CLARK**  
Designer