



**McEwan Fraser Legal**

Solicitors & Estate Agents

01542 280 444

**The Cottage**

CLOCHAN, BUCKIE, MORAY, AB56 5EQ



# LOCATION

CLOCHAN, BUCKIE, MORAY, AB56 5EQ

The village of Clochan is set in a semi-rural location with the towns of Portgordon to the North approximately 2.5 miles and Buckie to the North East approximately 5 miles. The small coastal town of Portgordon can provide pre and primary schooling and has its own marina. There is also a choice of pre-school, primary and secondary education available in the ever-popular coastal town of Buckie.

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 centers, there are also banking facilities, restaurants, cafes, pubs, local shops and supermarkets in and around the town centre.

The property is a short drive from the coastal footpath of the Moray Firth which has some stunning scenery and beaches along its shoreline, you have a choice of spectacular walks on pebbled and sandy beaches, whilst enjoying the

abundance of wildlife including dolphins and seals and numerous sea birds that frequent these shores. The River Spey is a short drive and is renowned for its salmon and trout fishing. The angler really is spoilt for choice with local rivers, beaches and harbours all within a short distance of this property.

The city of Elgin is within 15 miles 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 property approximately 8 miles away.

Easy access onto the A96 gives direct routing to Aberdeen to the East and to Inverness to the West. Both cities offer excellent rail and bus service, with national and international flights being provided by Aberdeen Dyce Airport and Inverness Dalcross Airport.





# THE COTTAGE

CLOCHAN, BUCKIE, MORAY, AB56 5EQ

“The Cottage” is a fantastically located 4 bedroom detached dwelling set in a tranquil rural location in the quaint and quiet village of Clochan. The previous owner had maintained the property to an exceptional standard but it would benefit further from a full redecoration. The accommodation over two floors is of a generous size and could easily be adapted to suit the modern-day living, further benefiting from double glazed windows and oil fired central heating system. This fantastic spacious detached property with its elevated location is a must view, adapted for wheelchair access it would suit a young family, an ideal retirement property, or a professional couple looking for a semi-rural lifestyle.

Access is through the front porch to the internal hallway. The spacious lounge with picture window and double doors leads to the formal dining area which allows wheelchair access via patio doors and ramp to the rear garden. The kitchen has multiple base and wall mounted units with

contrasting worktops, and access to the dining room, utility room, guest WC and rear garden. A large double bedroom on the ground floor previously used for disabled living has plumbing already installed and could be converted to an en-suite. The first floor consists of a generous sized master bedroom with en-suite shower room and walk-in wardrobes. Two further double bedrooms and a centrally located family bathroom complete the accommodation.

A fenced and gated front garden is laid mostly to lawn with borders containing a variety of various shrubs, plants and seasonal flowers. Off-street parking is in the front adjacent garage which has power and light, with access to your own stone and slate built bothy (small stone building), again this has power and light a fantastic addition that could be utilized for multiple purposes. The rear garden is of a generous size, laid to lawn, gated and fenced on all sides and is a safe and secure environment for those with children or pets.





# SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

Lounge	4.50m (14'9") x 4.30m (14'1")
Dining Room	4.50m (14'9") x 2.60m (8'6")
Kitchen	3.60m (11'10") x 2.90m (9'6")
Utility	1.80m (5'11") x 1.80m (5'11")
WC	1.80m (5'11") x 1.10m (3'7")
Bedroom 1	3.80m (12'6") x 3.80m (12'6")
En-suite	1.90m (6'3") x 1.90m (6'3")
Bedroom 2	3.10m (10'2") x 3.10m (10'2")
Bedroom 3	3.20m (10'6") x 2.90m (9'6")
Bedroom 4	3.40m (11'2") x 3.20m (10'6")
Bathroom	2.10m (6'11") x 1.90m (6'3")

Gross internal floor area (m<sup>2</sup>): 134m<sup>2</sup>

EPC Rating: E

Extras (Included in the sale): All floor coverings, blinds, curtains, and light fittings. Other soft furnishings are available by separate negotiation.

Services: Mains electricity, main drains, water and oil-fired heating system.

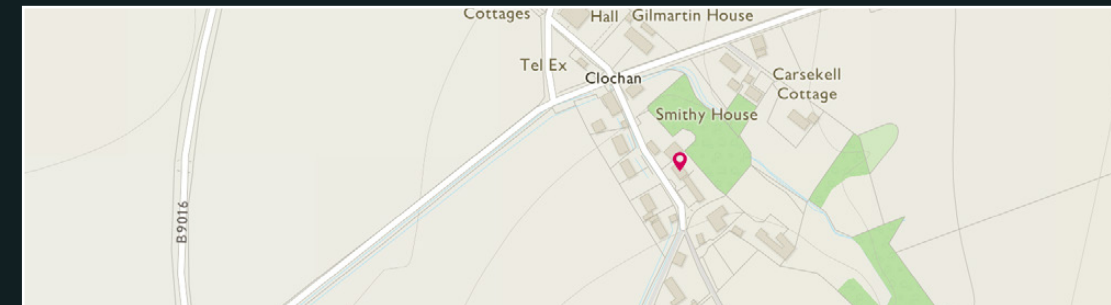


Image credit: <https://www.dummeurey.co.uk/konmaps/>



# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01542 280 444  
[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)  
[info@mcewanfraserlegal.co.uk](mailto: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  
**ALLY CLARK**  
 Designer