



THE LOCATION



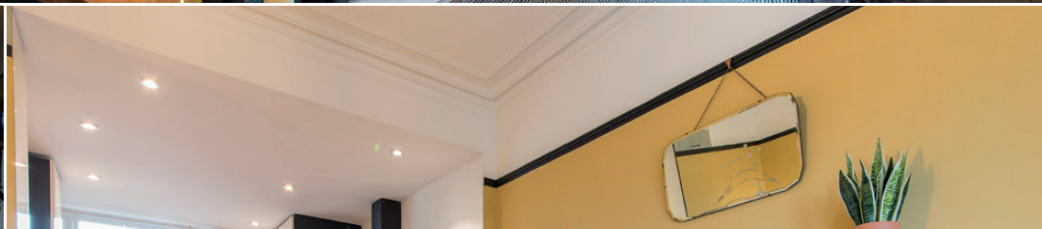
The town of Buckie sits right on the coastal footpath of the Moray Firth where you have the choice of spectacular walks on pebbled and sandy beaches, whilst enjoying the abundance of wildlife that frequent this rugged coastline from dolphins to seals and numerous species of birds.

Buckie is a busy little town with its own large working harbour. The local area boasts numerous leisure facilities including a leisure centre with swimming pool, two links golf courses and two outdoor bowling green's. The River Spey is right on your doorstep and is famous for its salmon and trout fishing there are also numerous rivers, rugged coastline and local harbours to fish. There is a choice of pre-school,

primary and secondary education facilities, together with two major NHS health facilities within the town. Several banking options with restaurants, pubs, local shops and supermarkets which can all be found in and around the town centre. A comprehensive East Coast bus network operates through Buckie.

The main East Coast Rail network operates through Keith (8 miles South of Buckie) to Inverness and Aberdeen both cities offer excellent rail and bus service, with national and international flights being provided by Aberdeen Dyce Airport and Inverness Dalcross Airport.

THE PROPERTY



11 Craigbo Terrace is located in a fantastic elevated seaside location with uninterrupted views across the Moray Firth to the Caithness Mountains, on the much sought after Moray Coast, conveniently located and within walking distance or a short drive to all local amenities.

This detached five-bedroom property has been maintained and upgraded when and where necessary retaining a wealth of original features and offers spacious living accommodation over two floors, further benefiting from full double glazing and gas central heating.

On the ground floor, there is a vestibule to the main hallway leading to all other accommodation, lounge with picture window and working fire, recently installed modern kitchen with a range of quality integrated appliances breakfasting bar and large family area, with multi-fuel stove. Access is

available to the rear garden from the kitchen; a further hallway leads to the conservatory a three-piece shower room and bedroom five.

The staircase with wooden balustrade leads to a spacious landing where you have four bedrooms two of which to the front of the property have stunning sea views. A four-piece family bathroom with separate shower cubical completes the accommodation, in addition, there are ample storage cupboards throughout the property.

To the front of the property, two single gates with a boundary wall allow access to the front garden with a gated pathway to the side leading to the rear of the property. The south-facing rear garden is accessed via a wooden side gate or from the conservatory or kitchen.

Off-road parking is available to the side of the property.



BEDROOMS & BATHROOMS

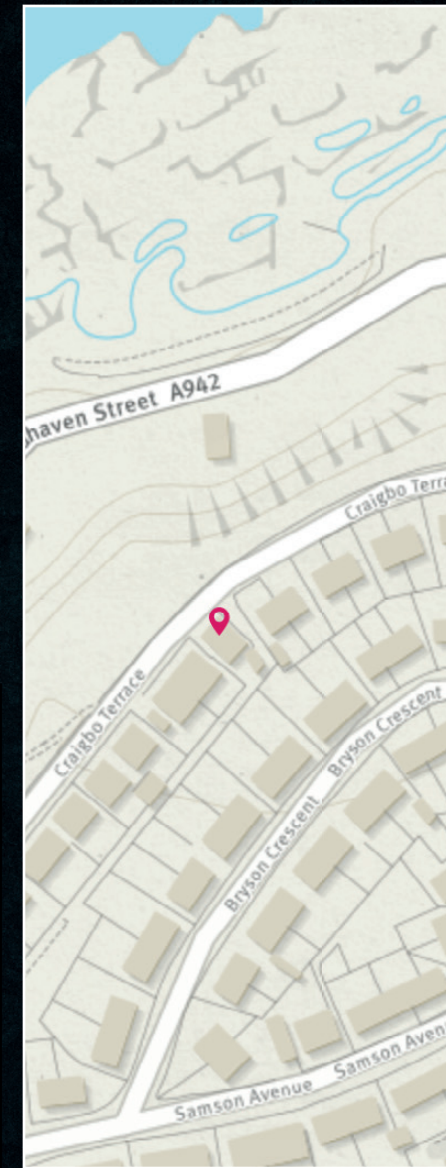
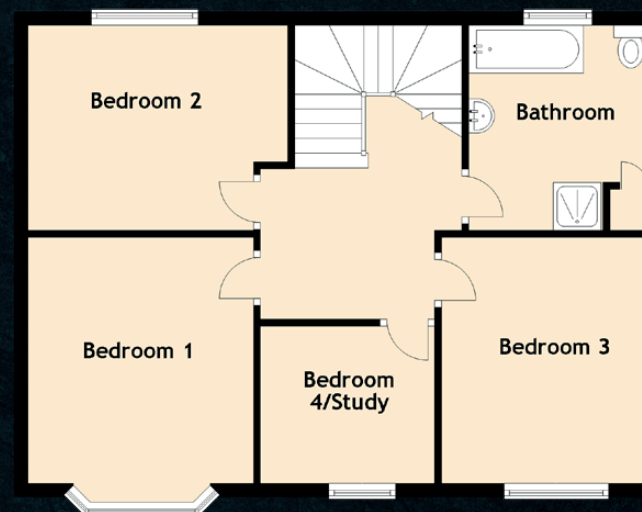


THE DETAILS

Approximate Dimensions
(Taken from the widest point)

Lounge	3.80m (12'6") x 3.80m (12'6")
Family Room	3.80m (12'6") x 3.50m (11'6")
Kitchen	3.80m (12'6") x 3.10m (10'2")
Conservatory	3.90m (12'10") x 3.60m (11'10")
Bedroom 1	3.60m (11'10") x 3.30m (10'10")
Bedroom 2	3.80m (12'6") x 3.00m (9'10")
Bedroom 3	3.60m (11'10") x 3.20m (10'6")
Bedroom 4/Study	2.50m (8'2") x 2.30m (7'7")
Bedroom 5	3.80m (12'6") x 2.80m (9'2")
Bathroom	2.90m (9'6") x 2.90m (9'6")
Shower Room	2.30m (7'7") x 1.50m (4'11")

Gross internal floor area (m²): 134m²
EPC Rating: D





VIEW FROM BEDROOM


McEwan Fraser Legal
 Solicitors & Estate Agents

Tel. 01224 472 441
www.mcewanfraserlegal.co.uk
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
ALAN SUTHERLAND
 Designer