



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

01542 280 444

**5 Aboyne Street**

BUCKIE, BANFFSHIRE, AB56 1UD



# THE LOCATION

Located in the lower part of Buckie on the coastal footpath of the Moray Firth. Just a short drive or evening stroll 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 renowned Moray Coastline. The town of Buckie is a busy little place with its own working harbour and marine, it boasts numerous facilities including a leisure centre with swimming pool, two 18 hole links golf courses and two outside bowling greens. The River Spey is on your doorstep and its famous for salmon and trout fishing there are also numerous rivers beaches and local Harbours to fish, all within a short distance of this property.

There is a choice of preschool and primary schooling within walking distance with secondary and higher education available at Buckie High School, within the town there are two major NHS facilities, hospital, banking facilities, restaurants, cafes, pubs, local shops and supermarkets. A comprehensive east coast bus network operates through Buckie.

The city of Elgin is within 17 miles of this property providing all the amenities one would expect with modern-day city living, including superb educational and recreational facilities. The 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 town of Buckie approximately 8 miles away.



# THE PROPERTY

McEwan Fraser Legal are delighted to offer to the market this substantial detached 4 bedrooms traditional stone and slate dwelling, situated in a quiet cul-de-sac location in the ever popular coastal town of Buckie on the Moray Coast. This substantial dwelling offers spacious living accommodation over two floors, with the present owners continually modernizing and upgrading to an exceptional standard, recent upgrades include external stonework and new UPVC double glazing and external doors. The property further benefits from gas central heating. A fantastic and ideal purchase for those with family and will certainly appeal to those seeking a traditional home with charm and character.

Access the welcoming traditional hallway which in turn leads to all further accommodation. There are three principal rooms on the ground floor level providing flexible accommodation. The spacious formal lounge with access to the formal dining room, reception room and bedroom 1. The part integrated, bright and modern dining kitchen includes floor and wall mounted units, with contrasting worktops and splash back walls with access to the rear garden. A carpeted staircase leads to the upper floor and spacious landing, here you have bedroom 2, with two additional double bedrooms and stunning spacious four-piece family bathroom with separate shower cubical. There are storage cupboards throughout the property.

A gated rear and side garden with boundary wall ensures that the garden is a safe environment for both children and pets alike. Access from the kitchen or side garden gate. The gardens are laid mostly to decorative stone paving with stone chip borders. This South facing gardens is perfect for entertaining and catching the sun. The adjacent stone workshop has power and light.







"...A CARPETED STAIRCASE LEADS TO THE UPPER FLOOR AND SPACIOUS LANDING, HERE YOU HAVE BEDROOM 2 WITH TWO ADDITIONAL DOUBLE BEDROOMS AND STUNNING SPACIOUS FOUR PIECE FAMILY BATHROOM WITH SEPARATE SHOWER CUBICAL..."

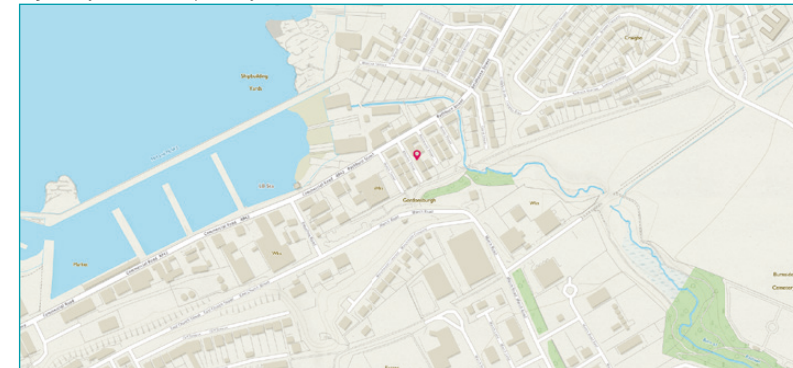




# THE BEDROOMS



Image credit: <https://www.ordnancesurvey.co.uk/osmaps/>



Approximate Dimensions  
(Taken from the widest point)

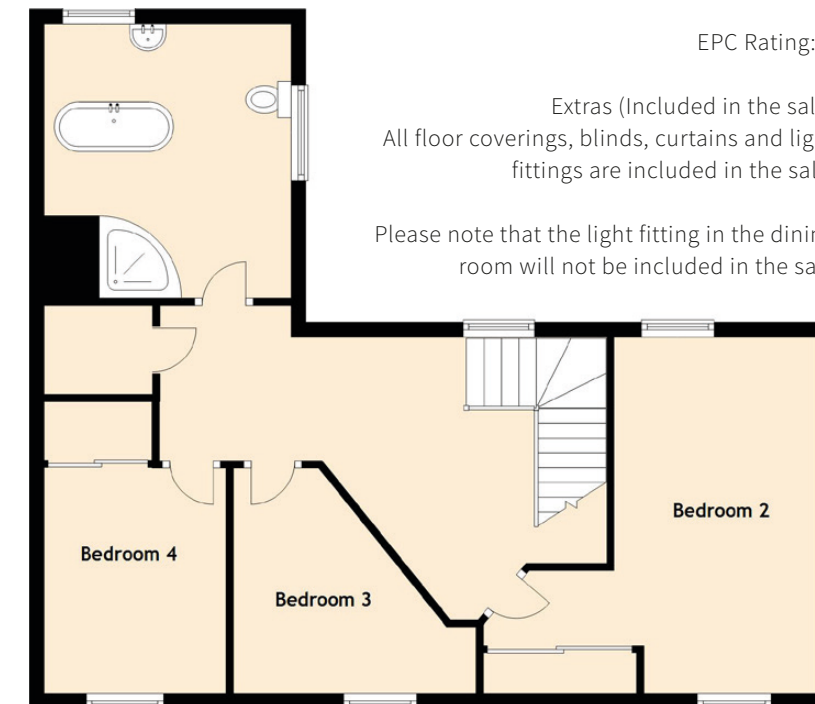
Lounge	4.90m (16'1") x 3.50m (11'6")
Kitchen	4.30m (14'1") x 3.50m (11'6")
Dining Room	3.70m (12'2") x 2.80m (9'2")
Bedroom 1	4.90m (16'1") x 3.10m (10'2")
Bedroom 2	4.90m (16'1") x 4.80m (15'9")
Bedroom 3	3.80m (12'6") x 3.10m (10'2")
Bedroom 4	3.10m (10'2") x 2.60m (8'7")

Gross internal floor area (m<sup>2</sup>): 140m<sup>2</sup>

EPC Rating: C

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

Please note that the light fitting in the dining room will not be included in the sale



# THE DETAILS





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