

5 Mid Street

FINDOCHTY, BUCKIE, MORAY, AB56 4QU



Substantial and spacious detached four-bedroom dwelling, situated in the ever-popular coastal village of Findochty on the Moray Coast



01224 472 441



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal are delighted to offer to the market this substantial and spacious detached four-bedroom dwelling, situated in the ever-popular coastal village of Findochty on the Moray Coast. This stunning property with its well-appointed accommodation over two levels has been fully updated and sympathetically renovated and modernised over the owner's tenure and will certainly appeal to those seeking a home with charm and character. The property has been subject to a bare brick renovation with further benefits including, a bespoke dining kitchen, a modern family bathroom and a multi-fuel stove in the lounge. It is further benefitting from a fresh neutral decor, full double glazing and mains gas central heating. The property would undoubtedly suit the young family with room to grow, a must-view to appreciate the location and views.

THE LOUNGE



Accommodation comprises a spacious welcoming hallway with a redesigned stairway to the first floor. The formal lounge is flooded with natural light from its dual-aspect windows, with a multi-fuel stove adding that touch of grandeur.

THE KITCHEN & UTILITY



A modern dining kitchen includes floor and wall-mounted units, with contrasting worktops and splash back walls, with quality fitted integrated appliances. The kitchen also allows access to the rear porch with a WC and access to the rear garden. The accommodation on the ground floor is completed by a double bedroom and utility room.



GROUND FLOOR BEDROOM





A carpeted staircase with wooden balustrade leads to the first-floor landing where there is ample room for an office-style workspace, there are three double bedrooms with a choice of two of them being the master bedroom, one has fitted wardrobes, another has a spacious dressing room. A centrally located four piece family bathroom with large shower cubical completes the accommodation.

THE BATHROOM



FIRST FLOOR BEDROOMS







On-street parking is available immediately at the front of the property, the gated rear garden can be accessed from either side of the property, and a high boundary wall provides privacy and also a secure environment for children and pets alike. The garden is laid mostly to lawn with borders containing mature shrubs and seasonal flowers, a decked patio area is perfect for some alfresco dining and entertaining. A stone build garage/workshop completes the garden.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 136m² | EPC Rating: C



THE LOCATION

This fantastically located property sits on the harbour front in the ever popular coastal village of Findochty. There is a large convenience store in the village along with an outdoor bowling green, restaurant and public house. Primary schooling is also available in the village with secondary and higher education available in the nearby town of Buckie 2 miles (approx.) to the West.





The town of Buckie and Findochty village sit right on the coastal footpath of the Moray Firth where you have a choice of spectacular walks on pebbled and sandy beaches, whilst enjoying the abundance of wildlife including dolphins and seals, which can be seen along this rugged coastline. Buckie is a busy little 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 some stunning scenery and beaches along its coastline. There is a choice of pre-school, primary and secondary education facilities, together with two major NHS facilities in Buckie. Several restaurants, cafes, pubs, local shops and supermarkets, can be found in and around the town centre.

The city of Elgin is within 17 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.




McEwan Fraser Legal
 Solicitors & Estate Agents

Tel. 01224 472 441
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

**Part
 Exchange
 Available**



Text and description
PETER REID
 Area Sales Manager



Layout graphics and design
ALLY CLARK
 Designer

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.