

17 Pulteney Street

PORTKNOCKIE, BUCKIE, MORAY, AB56 4LL



SEMI-DETACHED 4 BEDROOMS, HUGE
UPGRADES, IMPECCABLE WALK-IN CONDITION



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McEwan Fraser Legal are delighted to bring to the market a stunning, picturesque four-bedroom dwelling in the quaint and quiet village of Portnockie. This immaculate traditional semi-detached dwelling is located in an elevated location and minutes from the ever-popular Moray Coast. The current owners, during their tenure, have undertaken some huge upgrades, including a new kitchen, an immaculate family bathroom, and an en-suite shower room. With generously sized accommodation throughout, decorated in a fresh neutral palette. The property also benefits from double-glazed windows, gas central heating and a multitude of stylish furnishings and fittings. It will undoubtedly make a fantastic family home and would suit the young family or retired couple, and with its magnificent seaside village location, it makes for a very lucrative investment as a holiday let. A truly immaculate property that must be viewed to appreciate the standard of accommodation and upgrades that have been completed.

The property comprises a hallway leading to all other accommodation. The ground floor consists of a large lounge with a multi-fuel fire, a very modern, fully integrated dining kitchen with access to the rear garden and a modern family bathroom.

The Property







There is a master en-suite with a stunning shower room. The first floor comprises three further bedrooms, two of which are large doubles with bay windows, the third is slightly smaller and is currently used as a home office. There are ample storage facilities and cupboards on both floors.

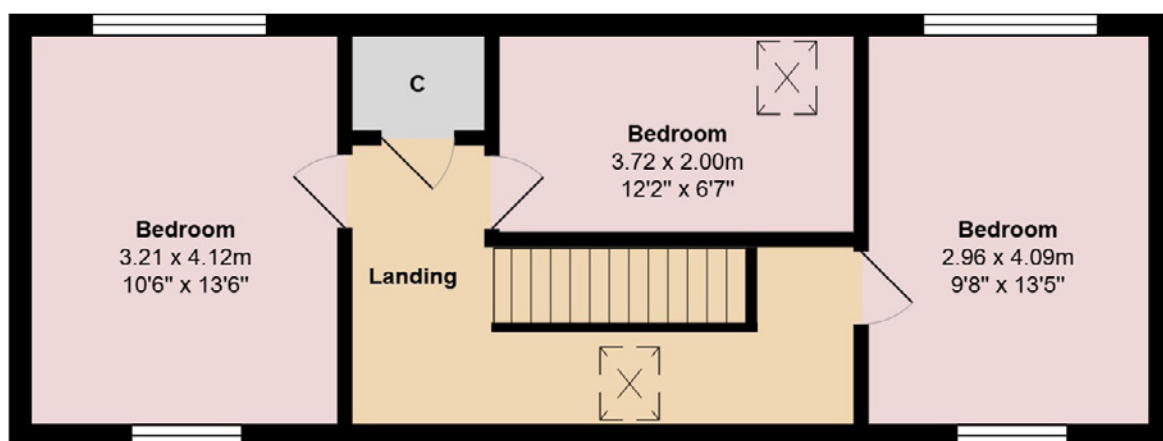
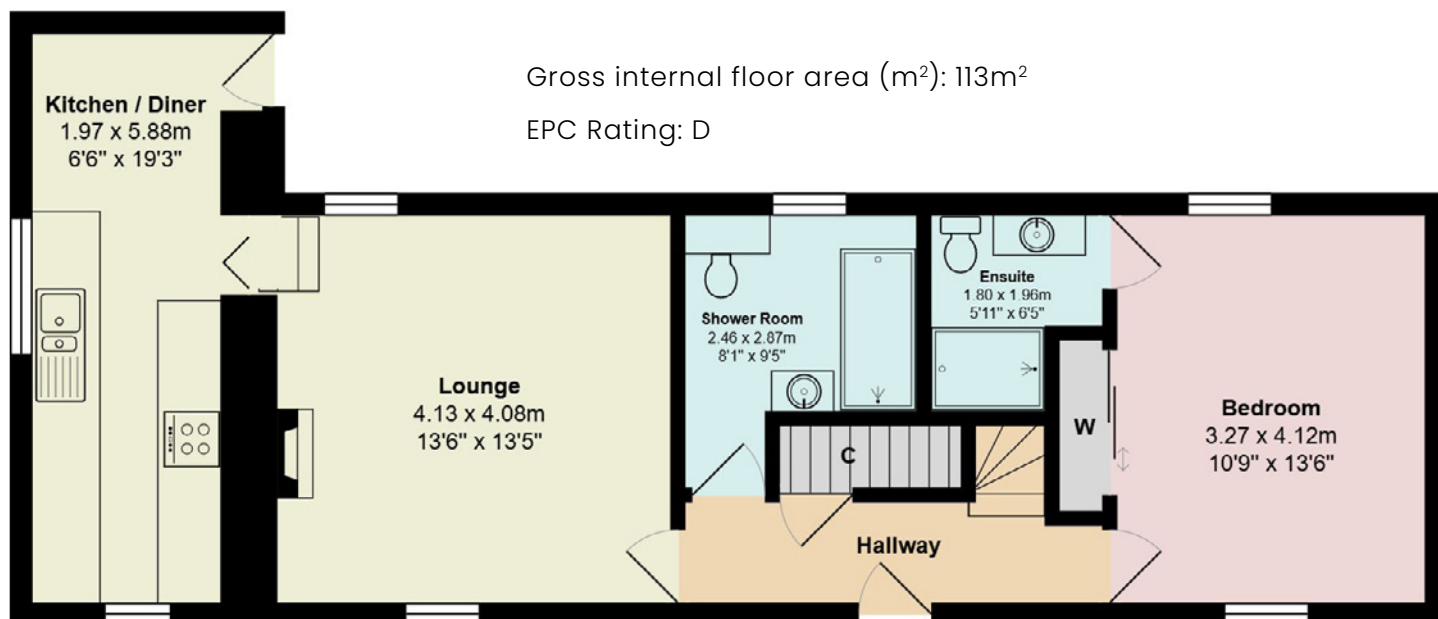












Free on-street parking is available at the front of the property. Access to the side and rear garden is through the large perimeter fence at the east side of the property or the kitchen. The gardens are laid out in decorative paving with sporadic planting of mature plants, shrubs and seasonal flowers. The rear garden is south-facing with a patio area that is a perfect spot for enjoying some alfresco dining and entertaining, and enjoying the afternoon sun. The gardens provide a secure environment for kids and pets alike.



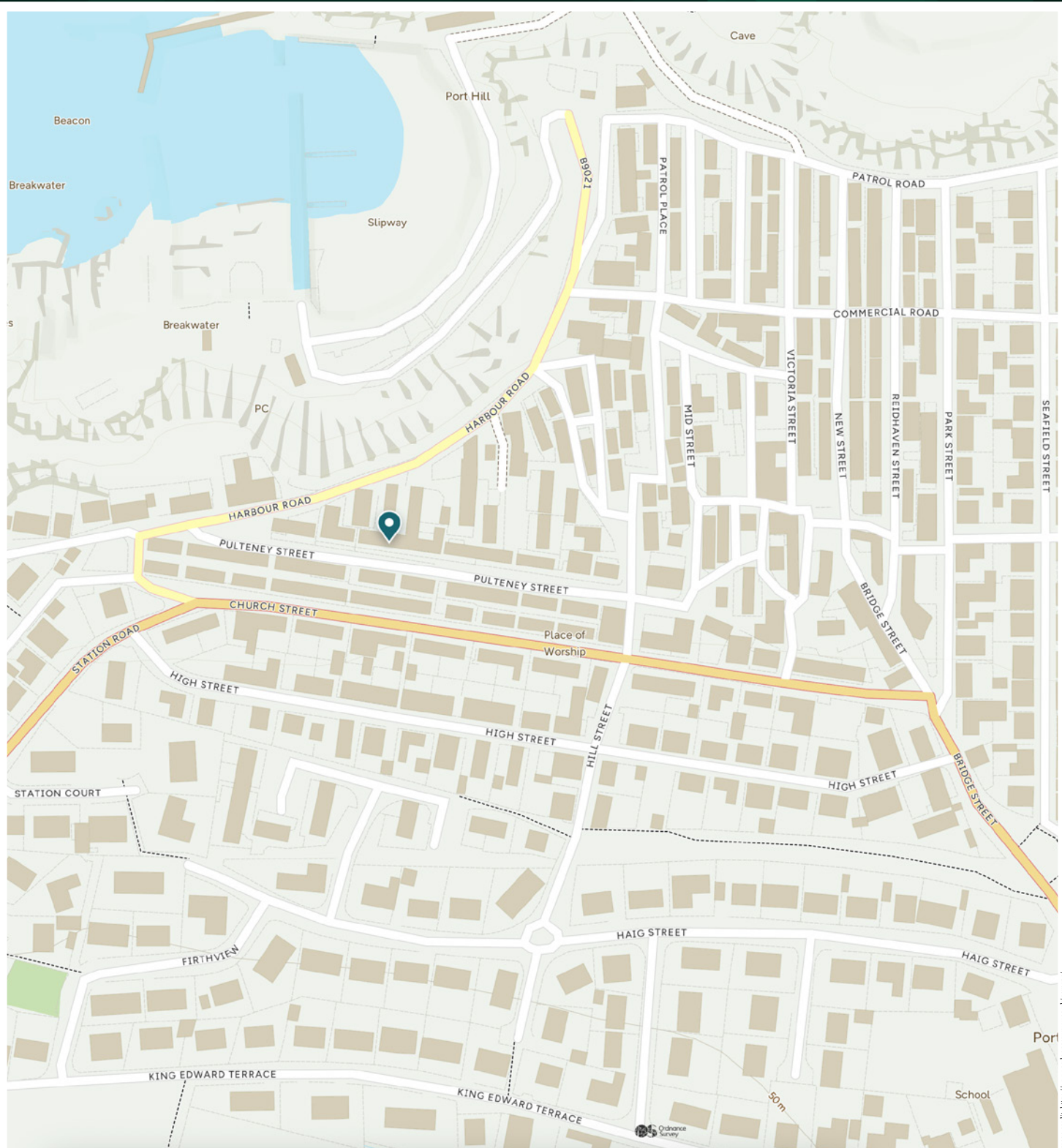


Situated in an elevated location and within walking distance to the marina and the coastal footpath of the Moray Firth which has some stunning scenery, and beaches along its shoreline, you have a choice of spectacular walks on pebbled and sandy beaches, whilst enjoying the abundance of wildlife including dolphins and seals, which can be seen along this rugged coastline. The village offers pre- and primary schooling, local shops and a post office. There is also a choice of pre-school, primary and secondary education available in the ever-popular coastal town of Buckie, approximately 3 miles to the West of Portknockie. A comprehensive bus service operates through the village.

The River Spey is a short drive from the property and is world famous for its salmon and trout fishing. The angler is spoilt for choice with numerous rivers, beaches and local harbours all within a short distance of this property.

The main East Coast Rail network operates through Elgin, providing a link to both Inverness and Aberdeen, with Keith Railway Station being the nearest link for the town of Portknockie, approximately 10 miles away. National and international flights are from Aberdeen Dyce Airport and Inverness.

The Location



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Part
Exchange
Available



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