

15 Main Street

FINDOCHTY, BUCKIE, MORAY, AB56 4PP



*Traditional detached two-bedroom cottage
requires modernisation and upgrading*



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This a fantastic opportunity to purchase a traditional two-bedroom detached cottage in the ever-popular coastal village of Findochty on the Moray Coast. Number 15 Main Street is located in the lower part of Findochty with views across to the harbour mouth and a hop, skip and jump to a fantastic beach. The property undoubtedly requires upgrading and modernisation but offers huge potential with its spacious accommodation over two floors.

THE LOUNGE

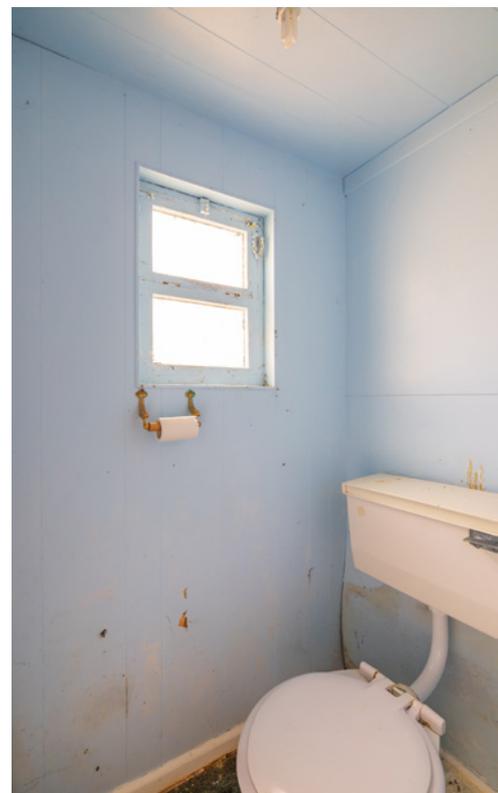
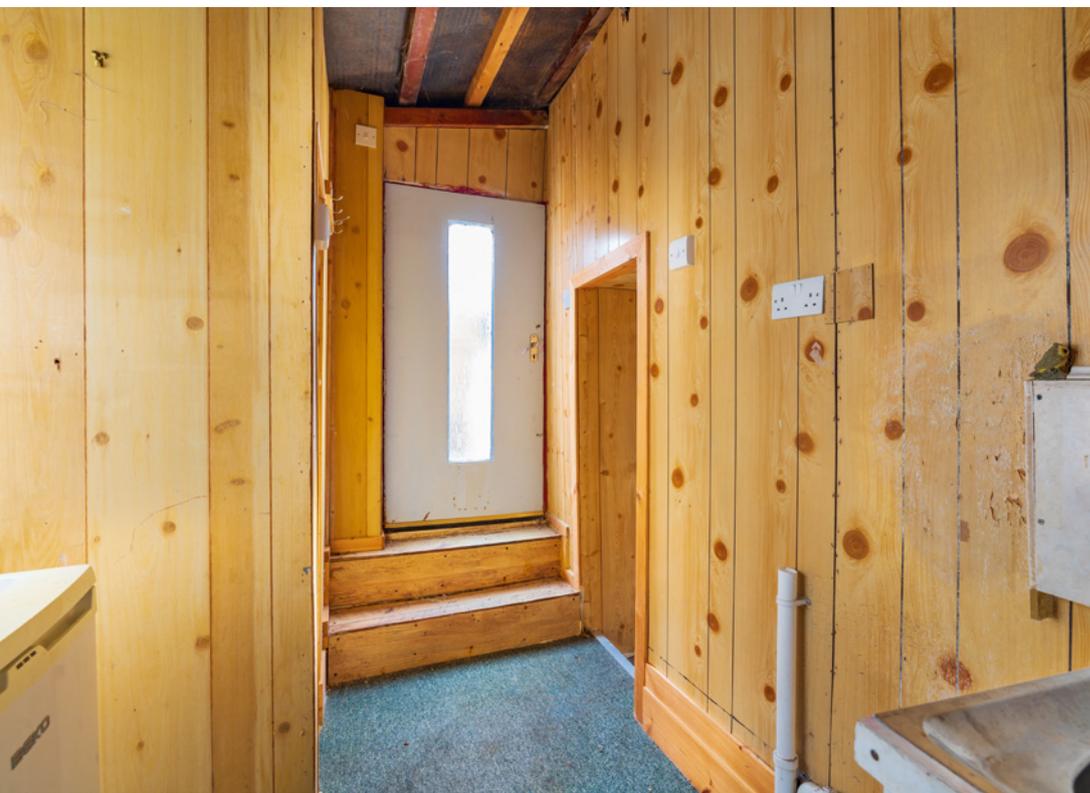


On the ground floor is the spacious lounge with dual-aspect windows and views of the harbour. There is a dining kitchen leading to a utility room with a guest WC with access to a small rear courtyard.

THE KITCHEN



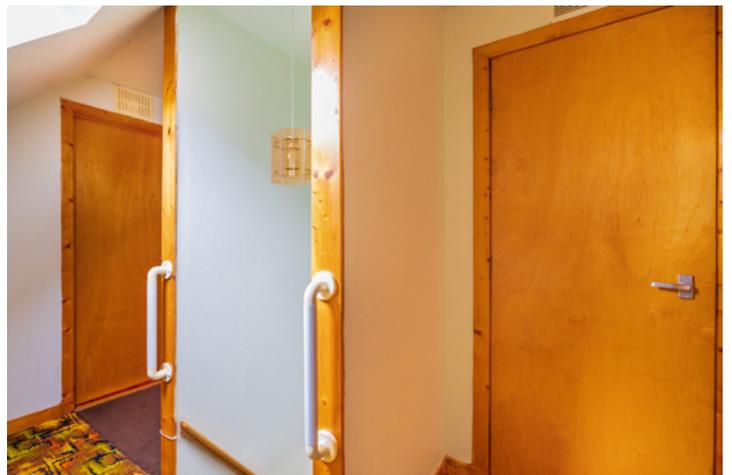
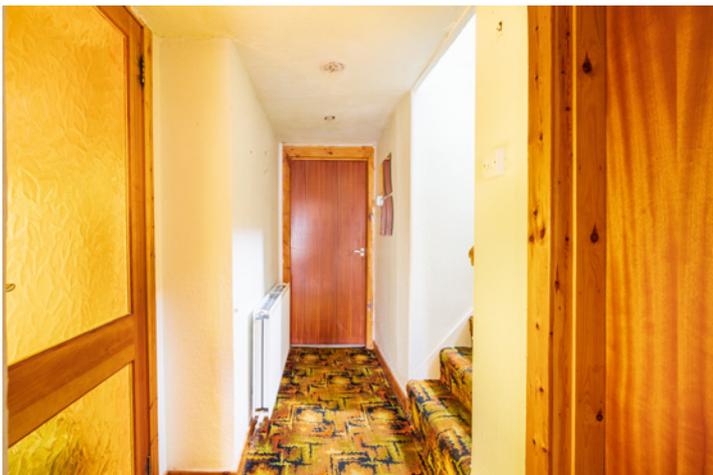
THE UTILITY & WC



THE BATHROOM



There is a centrally located family bathroom with a shower over the bath which completes the ground floor accommodation and on the first floor, there are two double bedrooms the larger of the two has fantastic views across the harbour and over the Moray Firth to the Caithness mountains. Also located on this floor are two large walk-in cupboards.



BEDROOM 1



BEDROOM 2



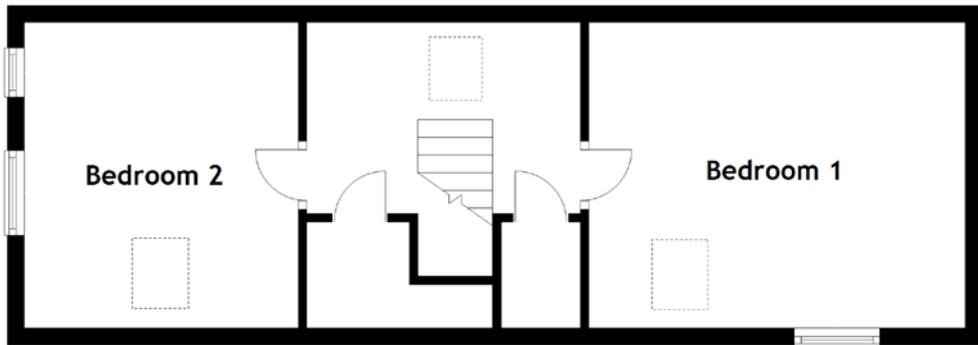
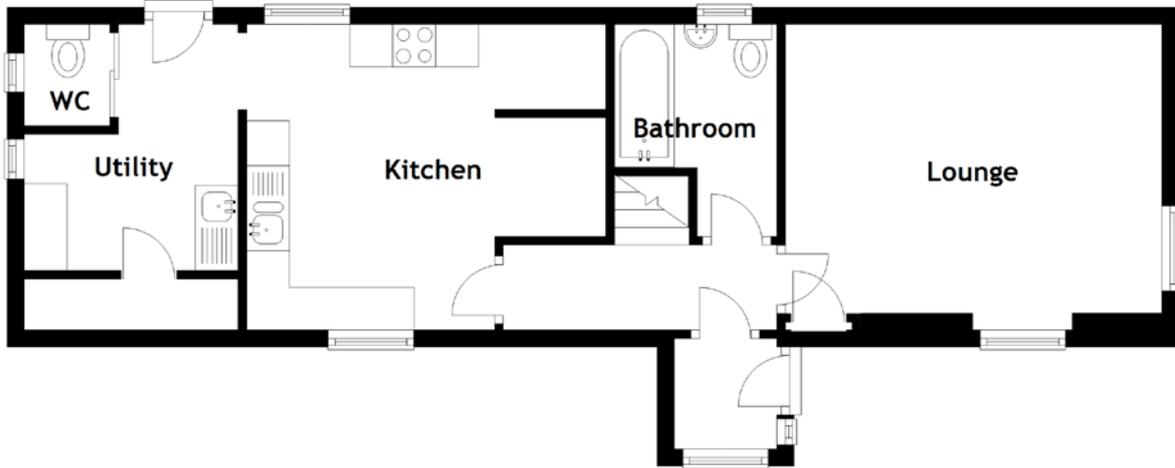
15 Main Street will make a fantastic first-time purchase or with holiday homes demanding ever-increasing prices this quaint fisher cottage with its magnificent location would make a superb holiday let or an Air B& B and a fantastic investment opportunity. The property will be sold as seen with any contents including blinds, curtains, and light fittings included in the sale.

On-street parking is available immediately at the front of the property. To the rear, there are two small outdoor areas, one has a small stone-built outbuilding, and the other has a small wooden shed.

EXTERNALS & VIEW



FLOOR PLAN, DIMENSIONS & MAP

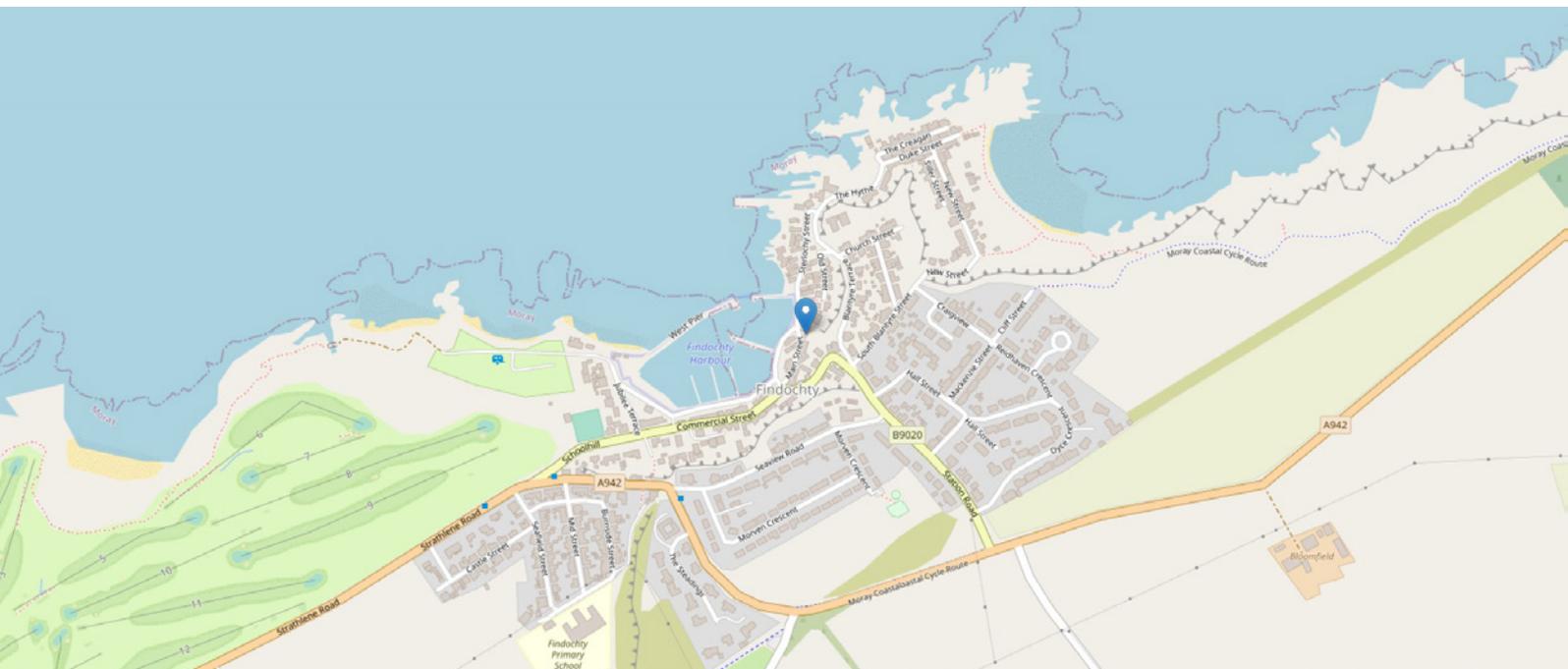


Approximate Dimensions (Taken from the widest point)

Lounge 4.40m (14'5") x 3.60m (11'10")
 Bathroom 2.00m (6'7") x 1.90m (6'3")
 Kitchen 4.20m (13'9") x 3.60m (11'10")
 Utility 2.90m (9'6") x 2.50m (8'2")

WC 1.20m (3'11") x 1.00m (3'3")
 Bedroom 1 4.40m (14'5") x 3.60m (11'10")
 Bedroom 2 3.60m (11'10") x 3.20m (10'6")

Gross internal floor area (m²): 91m²
 EPC Rating: E



THE LOCATION

This fantastically located property sits on the harbourfront in the ever-popular coastal village of Findochty. There is a large convenience store in the village along with an outdoor bowling green, a restaurant and a 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 a 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.




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