



23 Sterlochy Street

FINDOCHTY, BUCKIE, MORAY, AB56 4PQ

The Property

23 STERLOCHY STREET

This sublime cottage at 23 Sterlochy Street sits in a convenient and desirable location where you will frequently see dolphins and the occasional whale swim by whilst sitting in your lounge or your walled garden enjoying the surrounding area and the beautiful sunsets.





This detached cottage offers a perfect blend of contemporary comfort and timeless charm, Its open-plan living, dining, and kitchen area with its huge picture windows and modern gas fire, provides a warm and inviting ambience for gatherings with family and friends.

The be-spoke recently installed open-plan kitchen with quality integrated appliances is the heart of this home, seamlessly integrating the living, dining, and kitchen areas.









The cottage boasts three double bedrooms, offering space for relaxation and privacy. A conveniently located double bedroom on the ground floor is currently used as a snug/home office, while two additional bedrooms are situated upstairs, providing versatility and flexibility.

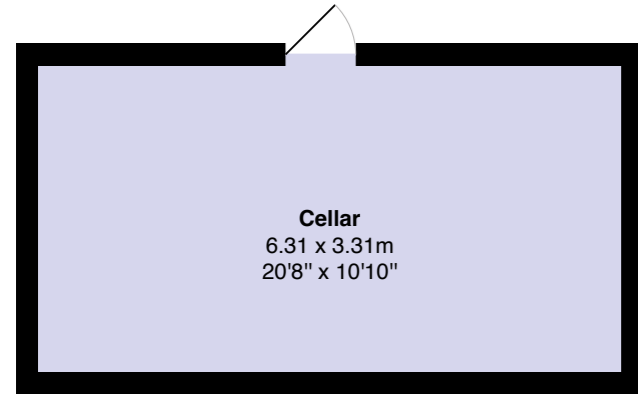






A centrally located family bathroom with a shower over the bath is located on the ground floor with a guest WC located on the upper landing. In addition, there are ample storage cupboards on both floors. The property further benefits from immaculate décor throughout with double glazing and gas central heating. The present owner has recently completed renovations internally and externally of which guarantees and building warrants are available.



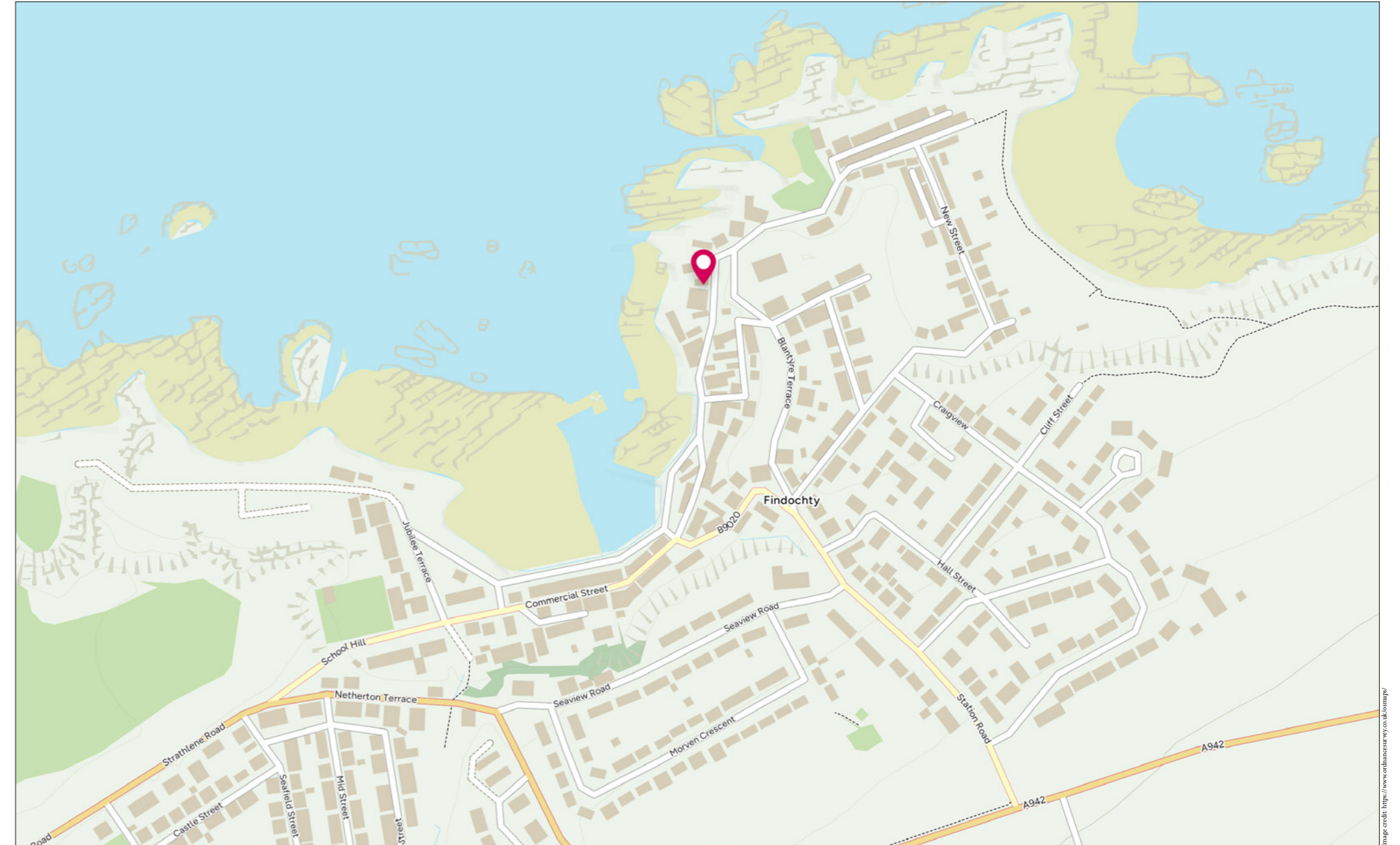
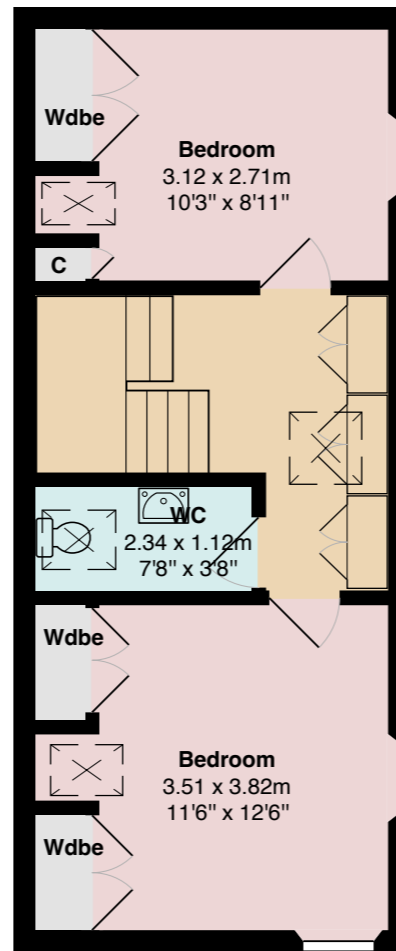
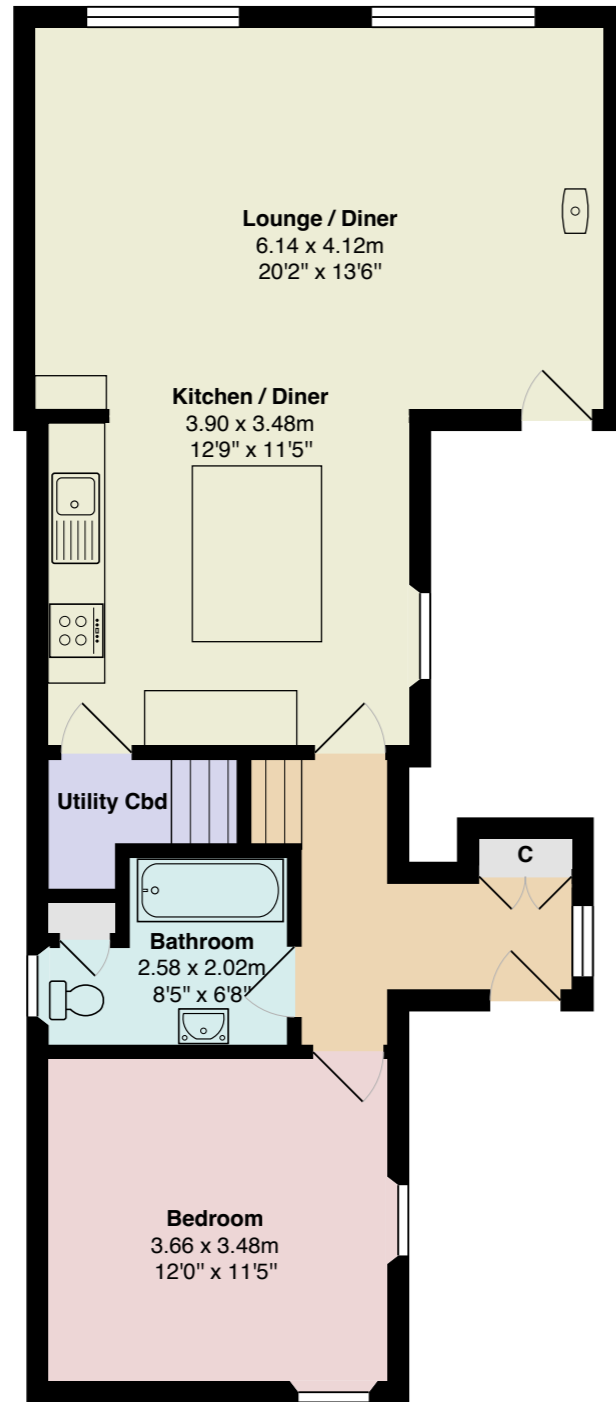


The Details

Internal floor area (m²): 101m²

EPC Rating: D

Note: An extensive secure but low cellar is accessed from the patio area, and fantastic storage for outdoor equipment including canoes, bicycles, and garden furniture. It has mains power, light, and water. This bright and well-appointed property is undoubtedly in walk-in condition and will make a fantastic family home, but with holiday homes demanding ever-increasing prices this substantial property with its magnificent location would make a superb holiday let and a fantastic investment opportunity.

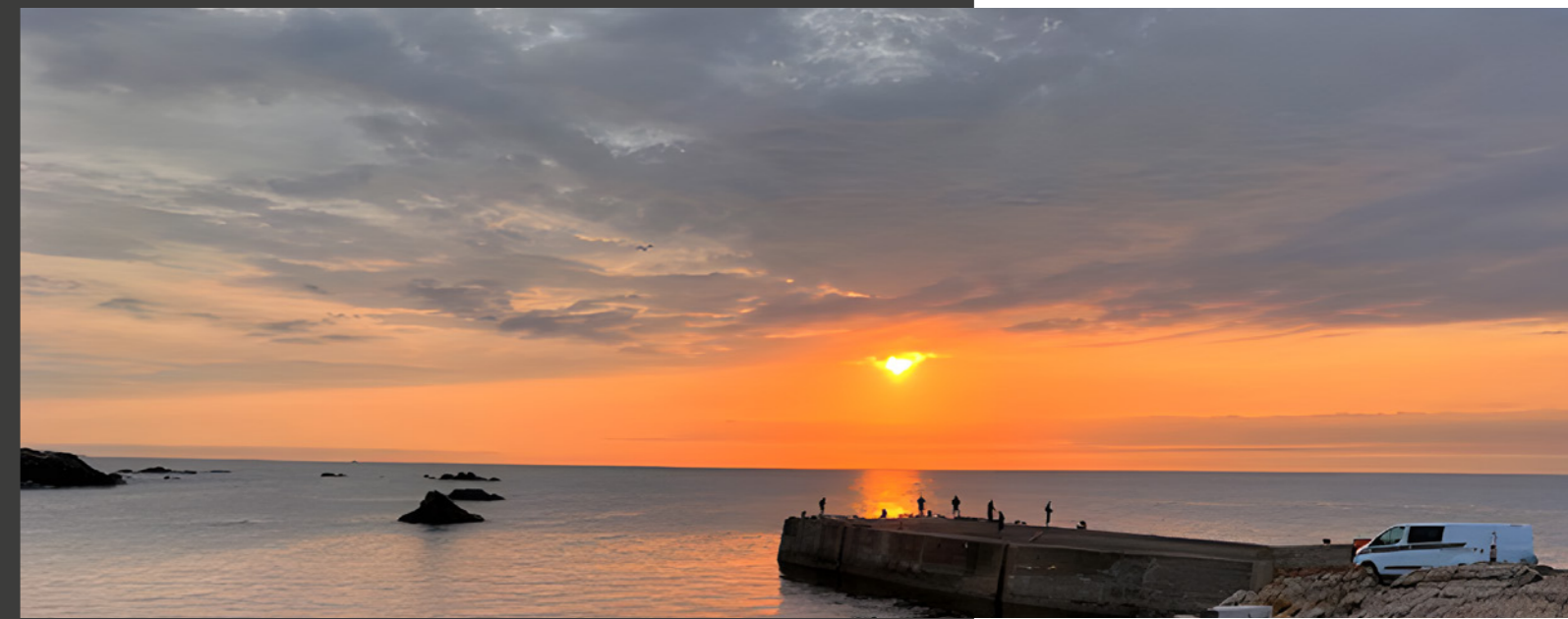




Free on-street parking is available at the front of the property. The walled front garden is laid to an abundance of mature shrubs and plants and shared access leads to the two side doors of the property and down to the walled south westerly rear garden which is laid to decorative stone paving.

A perfect spot for enjoying some alfresco dining and entertaining and enjoying the afternoon sun.





The Location

FINDOCHTY

Situated in the heart of Findochty village, this property is just minutes away from the harbour offering easy access to scenic walks, sandy beaches, and a vibrant community atmosphere. There is a large convenience store in the village along with a pharmacy, with pre and primary schooling also available with secondary and higher education in the nearby town of Buckie two miles to the West.





The Location

BUCKIE

Buckie is a busy little town with its 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. The Moray Coast is renowned for having a relatively mild climate. The River Spey is close by and is renowned 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.

There is a choice of pre-school, primary and secondary education facilities, together with the Ardach Health Centre, one of two major NHS facilities within the town. Banking facilities, restaurants, cafes, pubs, local shops, and supermarkets, together with numerous churches can be found in and around the town centre.





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