





McEwan Fraser Legal

Solicitors & Estate Agents

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# Crooked Hythe, 33 Sterlochy Street

FINDOCHTY, MORAY, AB56 4PQ

This sublime cottage called “Crooked Hythe” sits in a convenient and desirable location where you will frequently see dolphins swim by whilst sitting in your lounge or in your terrace garden in the ever popular coastal village of Findochty. There is a large convenience store in the village along with a Post Office, pre and primary schooling is also available with secondary and higher education and in the nearby town of Buckie two miles to the West.

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 coast line.

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. Several banking facilities, restaurants, cafes, pubs, local shops and super markets, together with numerous churches can be found in and around the town centre.

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 coast line. The Moray coast, is renowned for having a relatively mild climate. The River Spey is right on your doorstep and is world famous for its salmon and trout fishing. The angler really is spoilt for choice with numerous rivers, beaches and local harbours, all within a short distance of this property. The city of Elgin is within seventeen 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 with Keith railway station (with free parking) being the nearest link for the village of Findochty eight miles away.

Easy access onto the A96 gives direct routing to Aberdeen, approximately sixty two miles to the East and to Inverness fifty eight miles to the West. Both cities offer excellent rail and bus service, with national and international flights being provided by Aberdeen Dyce Airport and Inverness Dalcross Airport.








Findochty Coastline, Findochty Harbour, Findochty Marina

# CROOKED HYTHE





A rare opportunity to own a stunning picturesque two bedroomed, former fisher cottage in the quaint and quiet village of Findochty. This immaculate stone built detached dwelling is situated in an enviable location giving uninterrupted views to the North and North West of the ever popular Moray coast.

This substantial cottage has undergone a total rebuild and offers spacious living accommodation on one level. The present owners have designed and built this property to an impeccable standard. It has a bright open plan living/dining/kitchen and is decorated in neutral tones throughout. The property also benefits from full sash and case double glazed windows, gas central heating and insulated to the highest specification. “Crooked Hythe”, 33 Sterlochy Street is currently being used as a very successful holiday let, and with its magnificent location, makes for an excellent investment property, or a dream retirement home.

The property comprises: a fully fitted integrated kitchen, open plan dining and lounge area, utility cupboard and pantry: master bedroom with en-suite; additional double bedroom, and family bathroom with fitted power shower. In addition there are ample storage facilities throughout the property.

To the front of the property is a small picket fence, with a South facing garden area, laid mostly to decorative stone, with some shrubs. A wheelchair friendly path leads to the front door. The path continues to the rear of the cottage where you will be captivated with the sea view. The patio area, walled and gated, is a perfect and safe area for children and pets, and ideal for entertaining and watching the sunsets. A driveway to the East of the property allows for off road parking for up to two vehicles.



























# SPECIFICATIONS

Approximate Dimensions
(Taken from the widest point)

| | |
|---|---|
| Lounge/Diner/Kitchen | 10.80m (35'5") x 3.80m (12'6") |
| Bedroom 1 | 3.40m (11'2") x 2.90m (9'6") |
| En-suite | 2.87m (9'5") x 1.00m (3'3") |
| Bedroom 2 | 3.70m (12'2") x 3.60m (11'10") |
| Bathroom | 2.60m (8'6") x 2.40m (7'10") |

Gross internal floor area ($m^2$) - 91$m^2$

EPC Rating - C

Extras
(Included in the sale)

All floor coverings, blinds, curtains, and light fittings are included in the sale. Other soft furnishings and electrical items are available by separate negotiation.

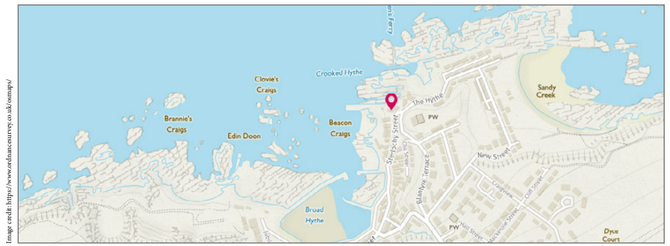



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**Part Exchange Available**

GOLD
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THE SUNDAY TIMES
THE TIMES



Text and description
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