




McEwan Fraser Legal

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The Cottage

BLAIR OF TYNET, BUCKIE, MORAY, AB56 5HH

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The Cottage, Blair of Tynet is conveniently located just north of the A96 and midway between the seaside town of Portgordon and the highly sought after village of Fochabers. Both Portgordon and Fochabers offer pre-school and primary schooling with higher education available at Milnes High School, Fochabers. The village has a strong local community and a diverse range of local amenities. A recently built NHS health centre, banking facilities, restaurants, cafés, hotels, pubs, local shops and small supermarkets, together with numerous churches, can be found in and around the village centre and it is, of course, the home of the world famous Baxter's of Spey Side and Gordon Castle.

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. Locally there are numerous rivers, beaches and local harbours to be fished. There is also huge variety of outdoor pursuits and leisure facilities locally.

The area is renowned for its stunning scenery and beaches with the Scottish Dolphin Centre at the mouth of the River Spey where there are frequent sightings of dolphins and ospreys feeding on the salmon. You have a choice of spectacular walks on pebbled and sandy beaches, whilst enjoying the abundance of wildlife including the dolphins, seals and a multitude of birds. Heading south, you will find some breath-taking scenery in and around the River Spey and its magnificent countryside.

The city of Elgin, approximately twelve miles to the west, provides all the amenities one would expect with modern day city living, including superb recreational and educational facilities including Moray College, a campus of the University of the Highlands and Islands. The main East Coast Rail Network operates through Elgin providing a link to both Inverness and Aberdeen with Keith Railway Station (with free parking) which is the nearest link, approximately eight miles away. National and international flights are provided by Aberdeen Dyce Airport and Inverness Dalcross Airport.



**RURAL
LOCATION
WITH
EXTENSIVE
GARDEN
GROUNDS**

THE COTTAGE



LOUNGE



SITTING ROOM



KITCHEN



TRADITIONAL DETACHED FARM COTTAGE WITH HUGE POTENTIAL

The Cottage is a traditionally built farm cottage that, over a period of time, has been extended to a substantial four bedroom property. It requires some modernisation and upgrading but has the potential to be a fantastic family home. The property is presented to the market with generous room sizes, double glazing, and oil fired central heating throughout.

Ground Floor:

The front door to the hallway leads to all downstairs accommodation, including the lounge, bedroom four, shower room, dining kitchen and large family room with open fire and dual aspect windows.

First Floor:

The large landing leads to all upstairs accommodation, including a small office space, three double bedrooms and family bathroom. There are also ample storage cupboards throughout the property.

Exterior:

Situated in a rural location in approximately three quarters of an acre of extensive, gardens and woodland grounds. A grass driveway leads to the side and rear of the property where parking for numerous vehicles is available. A large block built garage, coal shed and workshop has power and light at the north side of the property. A south facing garden with a decorative paved area is situated to the front of the property with an abundance of mature bushes and seasonal flowers. Red squirrels, woodpeckers, pheasants and other numerous species of birds are regular visitors to the garden, and more occasionally deer can be seen passing through. The gardens and grounds need to be viewed to fully appreciate their potential.



BEDROOM 1



BEDROOM 2



BEDROOM 3



BEDROOM 4



BATHROOM



SHOWER ROOM



FLOOR PLAN DIMENSIONS LOCATION

Approximate Dimensions
(Taken from the widest point)

Lounge	4.20m (13'9") x 3.20m (10'6")
Sitting Room	4.60m (15'1") x 4.10m (13'5")
Kitchen	3.60m (11'10") x 3.00m (9'10")
Office/Study	2.50m (8'3") x 1.60m (5'3")
Bedroom 1	3.70m (12'2") x 3.60m (11'10")
Bedroom 2	3.60m (11'10") x 2.80m (9'2")
Bedroom 3	3.60m (11'10") x 2.80m (9'2")
Bedroom 4	4.20m (13'9") x 3.20m (10'6")
Bathroom	2.50m (8'2") x 2.50m (8'2")
Shower Room	2.10m (6'11") x 1.90m (6'3")

Gross internal floor area (m²) - 147 m²

EPC Rating - F

Extras
(Included in the sale)

All fitted floor coverings, blinds, curtains, and light fittings are included in the sale

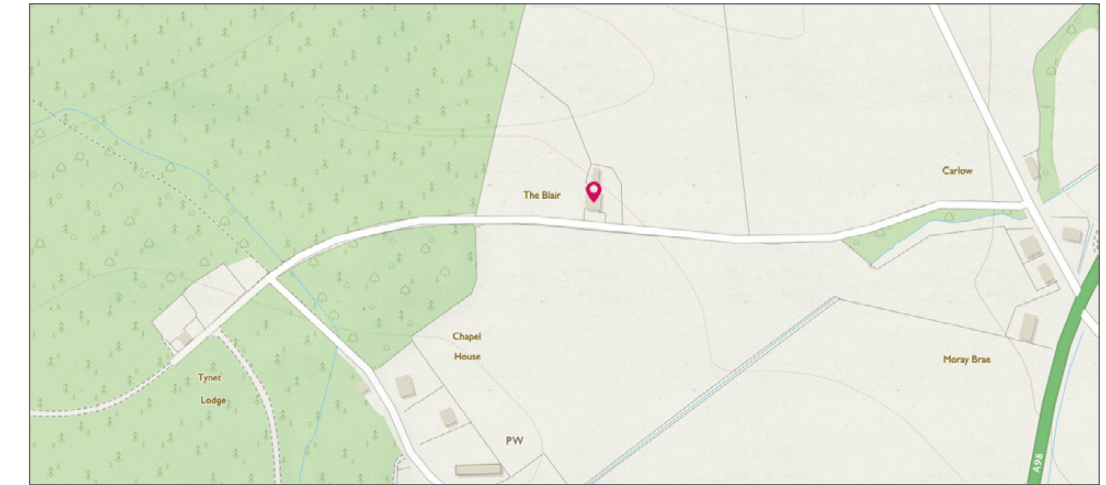


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Part
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Text and description
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Surveyor



Professional photography
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