



**McEwan Fraser Legal**

Solicitors & Estate Agents

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Denview

ENZIE, SLACKHEAD, BY BUCKIE, AB56 5BJ



LOCATION

Denview and the Village Hamlet of Slackhead Enzie are set back from the A98 on spacious garden grounds and enjoy a semi-rural location with the coastal towns being Portgordon to the west approximately 2.5 miles and Buckie to the east approximately 3 miles.

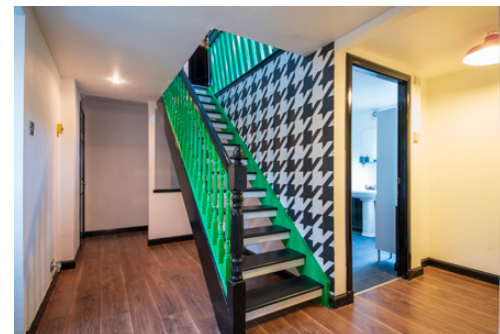
Portgordon can provide pre and primary schooling, a small supermarket and its own marina. There is also a choice of pre-school, primary and secondary education available in the ever popular coastal town of Buckie.

Buckie is a busy 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 two major NHS facilities within the town. Several banking facilities, restaurants, cafes, pubs, local shops and supermarkets can be found in and around the town centre.

The property is a short drive from 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 river Spey is a short drive and is 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 15 miles from 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 town of Buckie 7 miles away.





DENVIEW

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Denview is a white-walled cottage set in a semi-rural location within a scattering of houses at the village enclave of Enzie Slackhead and near the towns of Buckie and Portgordon. The present owners have modernized and upgraded to a high standard giving generous sized accommodation throughout this spacious property. Decorated in a fresh neutral tone and further benefiting from double glazed windows and doors, and gas fired central heating system with Hive wireless heating controls. This fantastic spacious detached property with its large gardens and off-street parking would suit a young family with room to grow or a professional couple looking for a semi-rural lifestyle.

Patio doors from the conservatory lead to the internal hallway providing access to all further accommodation; a spacious lounge, recently renovated kitchen with dining area, large conservatory currently used as a formal dining room with patio doors to the front garden, four-piece family bathroom with separate shower cubical, and bedroom four currently being used as a study/office.

The first floor comprises a spacious landing leading to the master bedroom, with two further generous sized bedrooms an upstairs toilet and hand wash basin. In addition, there are ample storage cupboards throughout the property.

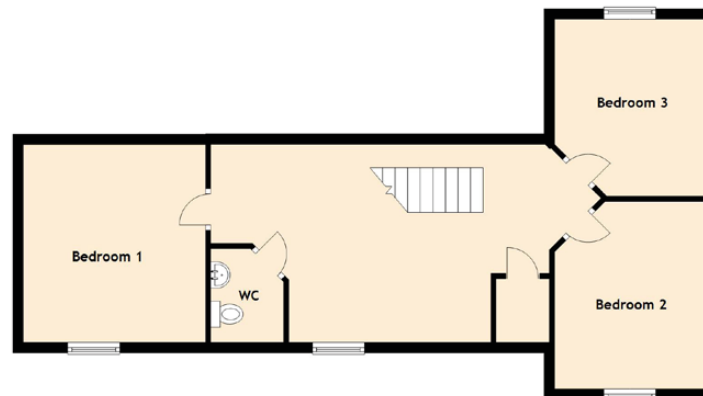
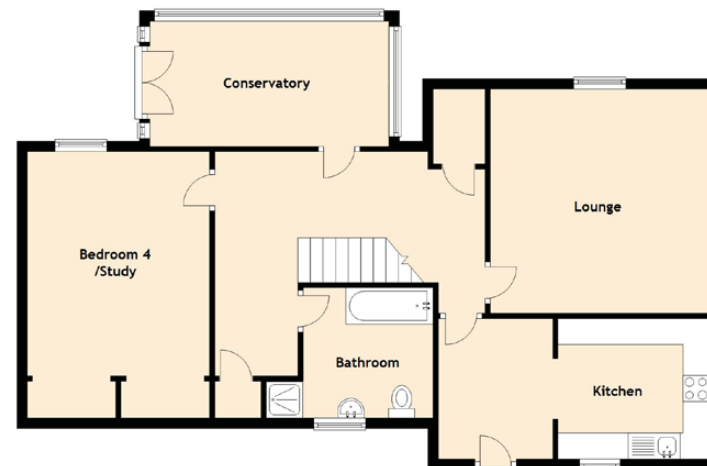
To the front of the property is a south facing garden with a low wall and privet hedge, laid mostly to lawn. A loc-block driveway to the side of the property allows off-street parking in front of the large double garage, the large rear garden is gated with large boundary fence and laid mostly to lawn with a scattering of mature plants and trees, a safe environment for children and pets alike. To the north of the property, an extensive patio area is ideal for barbeques entertaining and catching the sun.





DETAILS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.30m (14'1") x 4.20m (13'9")
Kitchen	2.90m (9'6") x 2.70m (8'10")
Conservatory	4.60m (15'1") x 2.40m (7'11")
Bedroom 1	3.80m (12'6") x 3.50m (11'6")
Bedroom 2	3.60m (11'10") x 2.90m (9'6")
Bedroom 3	3.40m (11'2") x 2.90m (9'6")
Bedroom 4/Study	3.70m (12'2") x 3.50m (11'6")
Bathroom	2.50m (8'2") x 2.50m (8'2")
WC	1.80m (5'11") x 1.40m (4'7")

Gross internal floor area (m²): 134m² | EPC Rating: D

Extras (Included in the sale): All floor coverings, blinds, curtains, light fittings, washing machine, dishwasher and gas cooker.

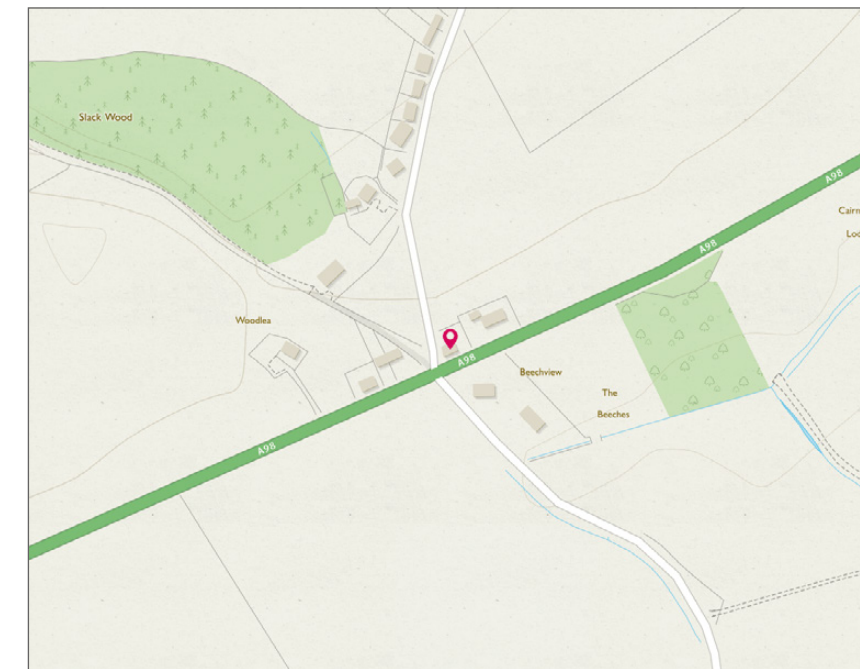


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