




McEwan Fraser Legal
Solicitors & Estate Agents
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4 Mairs Street
PORTKNOCKIE, BUCKIE, AB56 4NL



PORTKNOCKIE

Buckie



Situated in an elevated location and within walking distance to the marina and 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, seals and numerous species of birds. The village offers pre and primary schooling, local shops and Post Office. There is also a choice of primary and secondary education available in the popular coastal

town of Buckie approximately three miles to the West of Portknockie.

Buckie is a busy town with its working harbour and marina. It boasts numerous leisure facilities including a leisure centre with swimming pool, two links golf courses, and two outdoor bowling green's. There are two major NHS facilities within the town with a choice of banking facilities, restaurants, cafés, pubs, local shops and supermarkets. The river Spey is a short drive

from the property and is world famous 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.

The main East Coast bus network operates through Portknockie and Buckie with the rail network operating from nearest station of Keith approximately ten miles away. National and international flights are available from Aberdeen Dyce Airport and Inverness Dalcross Airport.

4 Mairs



McEwan Fraser Legal is delighted to bring to the market a substantial three bedroom semi-detached property in the quaint and quiet village of Portnockie. Number 4 Mairs Street is situated in an elevated location with views from the rear of the property to the Moray Coast and a short stroll to the village centre, marina, and breathtaking rugged coastline and sandy beaches.

The current owner has maintained this property to an exceptional standard; the property also benefits from a multitude of stylish furnishings and fittings and is decorated throughout in a fresh in a neutral pallet, further benefiting

from gas central heating and full double glazing.

With its generous sized accommodation, immaculate walk-in condition this property must be viewed to fully appreciate all that is on offer. A perfect family home or first-time purchase.

The property comprises of a hallway leading to all accommodation, a large lounge, a very modern partially integrated dining kitchen, three-piece family shower room. A carpeted staircase leads to the first floor where you have three double bedrooms, two of which have

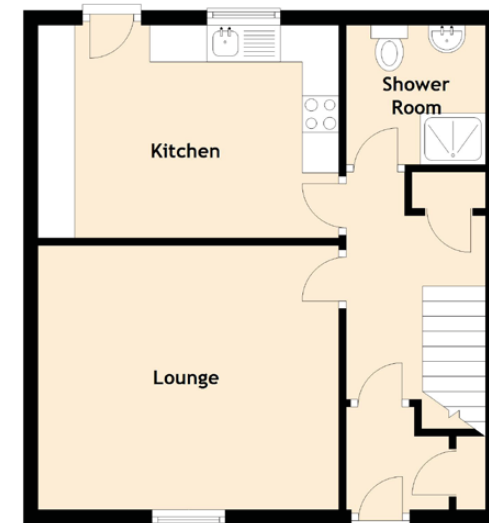
fitted wardrobes. In addition, there are ample storage facilities and cupboards on both floors.

A low-maintenance garden lies to the front of the property which allows off-street parking for two vehicles. The rear garden is accessed from the side of the property or the kitchen and is laid mostly to lawn, enjoying a south easterly aspect and provides a super spot for entertaining and catching the sun. The garden is gated and fenced on three sides and makes a safe environment for pets and children alike, the garden shed and small summer house will remain.





SPECIFICATIONS



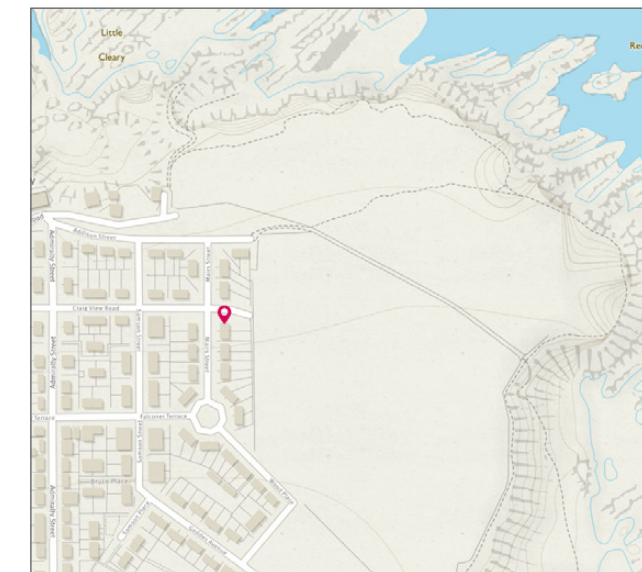
Approximate Dimensions (Taken from the widest point)

Lounge	4.10m (13'5") x 3.60m (11'10")
Kitchen	4.10m (13'5") x 2.90m (9'6")
Bedroom 1	4.10m (13'5") x 3.40m (11'2")
Bedroom 2	3.30m (10'10") x 3.00m (9'10")
Bedroom 3	4.00m (13'1") x 2.70m (8'10")
Shower Room	1.90m (6'3") x 1.90m (6'3")

Gross internal floor area (m²): 95m²

EPC Rating: D

Extras (Included in the sale): All fitted floor coverings, blinds, curtains and light fittings.





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Text and description
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Surveyor



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SCOTT MARSHALL
Photographer



Layout graphics and design
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Designer