



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
01542 280 444

**16 New Street**  
PORTKNOCKIE, BUCKIE, MORAY, AB56 4LR



# PORTKNOCKIE

BUCKIE, MORAY, AB56 4LR

Situated in an elevated location and within walking distance to the marina and the coastal footpath of the Moray Firth which has some stunning rugged scenery 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 that frequent these shores.

The village offers pre and primary schooling, local shops with Post Office facilities, renowned chip shop and two hotels with public bars. 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, 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.

A comprehensive East Coast bus network operates through Portknockie and Buckie with the rail network operating from the nearest station of Keith, approximately ten miles away.



# 16 NEW STREET

PORTKNOCKIE, BUCKIE, MORAY, AB56 4LR

McEwan Fraser Legal is delighted to bring to the market a substantial four bedroom end terrace property that was originally two property's, in the quaint and quiet village of Portnockie. Number 16 New Street is situated in an elevated location on the Moray Coast and a short stroll to the village centre, marina, breathtaking rugged coastline and beaches that this area has to offer.

The property, although habitable, requires a total makeover, redesign and upgrade, but has the potential to be a superb spacious family home, a potentially very lucrative holiday let, or both. The current owners have already started a part renovation, with some rooms being re-plastered, a multi-fuel stove fitted and some solid oak flooring. The property further benefits from gas central heating.

With its fantastic location and generous sized accommodation over two floors, this property must be viewed to fully appreciate all that is on offer.

The property comprises of a hallway leading to all accommodation. The ground floor consists of the lounge with insulated walls and flooring, family room, office/bedroom four, and a spacious dining kitchen with separate stairway to bedroom three. A further carpet staircase leads from the main hall to the first floor where you have two very large double bedrooms with fitted wardrobes and a family bathroom. There are also ample storage facilities and cupboards on both floors.

Free on-street parking is available immediately to the front of the property, with additional secured parking in the garage which has power and light and additional storage in the attic space. There is also a gated small courtyard to the rear of the property, accessed from the side of the property or the kitchen.



“ THE POTENTIAL TO  
BE A SUPERB SPACIOUS  
FAMILY HOME...”

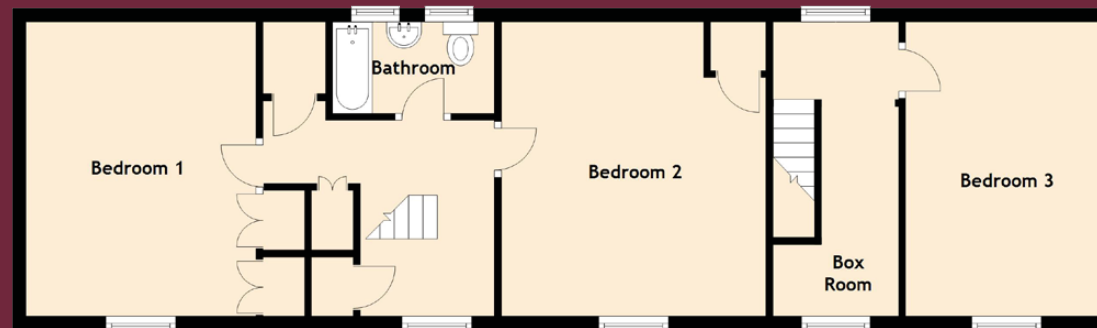




16 NEW STREET

# SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

|                  |                                |
|------------------|--------------------------------|
| Lounge           | 4.00m (13'1") x 3.20m (10'6")  |
| Sitting Room     | 4.20m (13'9") x 3.50m (11'6")  |
| Kitchen          | 4.60m (15'1") x 4.60m (15'1")  |
| Bedroom 1        | 4.20m (13'9") x 3.30m (10'10") |
| Bedroom 2        | 4.20m (13'9") x 3.80m (12'6")  |
| Bedroom 3        | 4.20m (13'9") x 2.90m (9'6")   |
| Bedroom 4/Office | 3.70m (12'2") x 2.90m (9'6")   |
| Box Room         | 3.00m (9'10") x 1.80m (5'11")  |
| Bathroom         | 2.32m (7'7") x 1.31m (4'3")    |
| Garage           | 4.60m (15'1") x 4.60m (15'1")  |

Gross internal floor area (m<sup>2</sup>): 147m<sup>2</sup>

EPC Rating: F

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

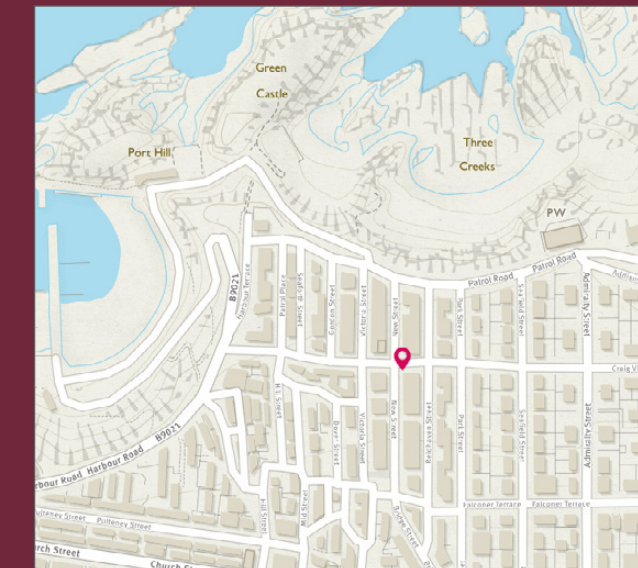


Image credit: <https://www.distance-survey.co.uk/samples/>



# McEwan Fraser Legal

## Solicitors & Estate Agents

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