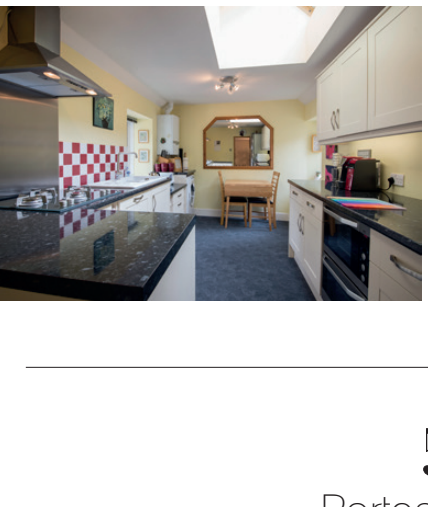


Traditional semi-detached stone and slate build property

Seaside location with fantastic large South-facing garden







5 Chapel Street

Portessie, Buckie, Moray, AB56 1ST

Scan Here!

3/4 BED

1 BATH + WC

LARGE GARDEN

ENERGY E EPC RATING

McEwan Fraser Legal
Solicitors & Estate Agents

Viewing - By appointment telephone selling agent
0134 361 0444
Mon to Fri: 8am - Midnight
Sat to Sun: 9am - 10pm

Part Exchange Available



PORTESSIE
BUCKIE | MORAY

SET IN THE SEASIDE LOCATION OF PORTESSIE, BUCKIE AND ON THE MORAY COASTAL FOOT PATH

This substantial property is set in a seaside location in the lower part of Buckie called Portessie and sits right on the Moray coastal foot path. Buckie is a busy little town with its own 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 where you have a choice of spectacular walks on pebbled or sandy beaches, whilst enjoying the abundance of wild life including dolphins, seals, and a large verity of sea birds that frequent this rugged coastline.

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.

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 city of Elgin is within 17 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 town of Buckie 8 miles away.

Easy access onto the A96 gives direct routing to Aberdeen, approximately 67 miles to the East and to Inverness 58 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.









“

...WITHIN MINUTES TO SOME FANTASTIC PEBBLED AND SANDY BEACHES...











5 CHAPEL STREET

AB56 1ST

> ...UPGRADED THIS PROPERTY TO A EXCEPTIONAL STANDARD, BUT HAVE RETAINED MANY OF ITS ORIGINAL FEATURES...









5 Chapel Street, Portessie, is set in a fantastic seaside location on the much sought after Moray Firth Coastline, within minutes to some fantastic pebbled and sandy beaches. The current owners have modernised and upgraded this property to an exceptional standard, but have retained many of its original features. This substantial dwelling is presented to the market in an absolute walk-in condition, and has recently been redecorated throughout in fresh neutral colours, conveniently located and within walking distance to pre and primary school the town centre, and all local amenities.

This well-appointed semi-detached property is situated in a very popular holiday and residential location. Offering spacious living accommodation over two floors, this seaside property also benefits from full double glazing and gas central heating, number 5 Chapel Street would be an ideal home for a professional couple looking for a spacious, and an ideally located property, a fantastic family home and with its location a fantastic investment property to let long term or as a holiday home.

Property comprises on the ground floor with hallway leading to all other accommodation, spacious lounge, reception room two/ bedroom four currently being used as a formal dining room, fully integrated kitchen, family room with patio doors leading to garden, rear porch with WC cloakroom.

First floor: master bedroom, family bathroom with, two further, bedrooms in addition there are ample storage cupboards throughout the property.

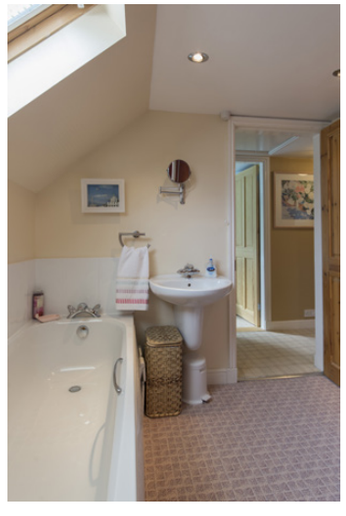
To the rear of the property is an immaculate 120 feet South-facing garden, kept in pristine condition. You are surrounded with neatly trimmed lawns with a fantastic colourful display of mature plants, shrubs seasonal flowers and trees. From the patio doors of the family room a small secluded area is ideal for enjoying the sun, entertaining, barbecuing and perfect for alfresco dining. To the elevated part of the garden the fantastic summer house with power and satellite TV is a delightful area to sit and watch the Moray Coast and the frequent passing of the famous Moray Dolphins.





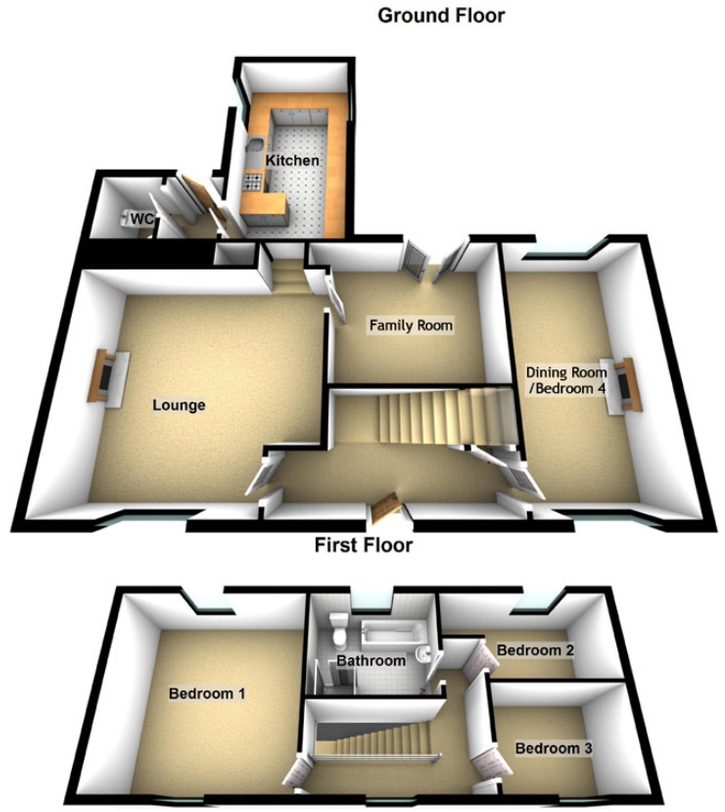


BEDROOMS
& BATHROOM









APPROXIMATE DIMENSIONS
(Taken from the widest point)

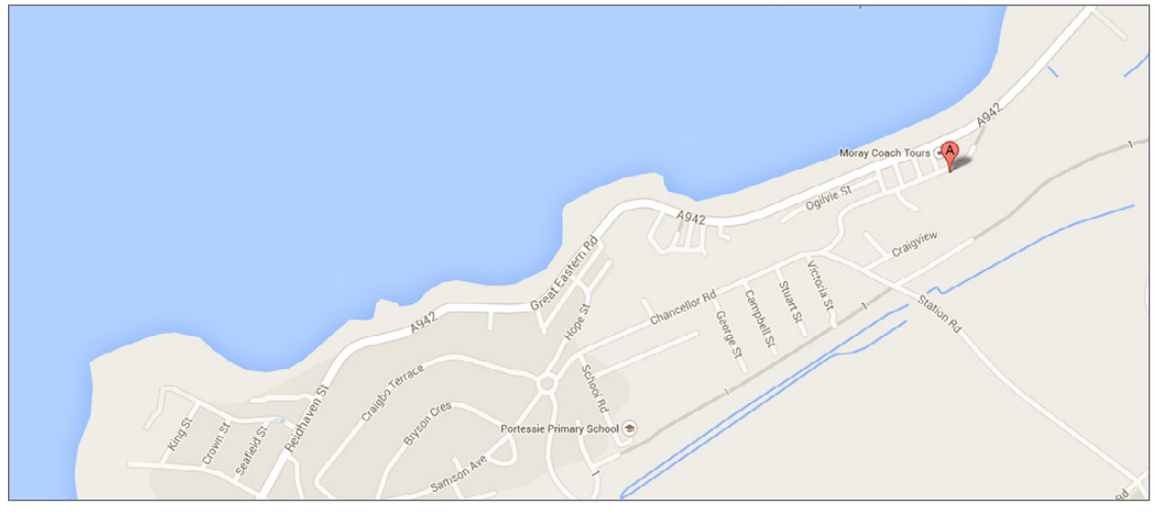
Lounge	5.00m (16'5") x 4.60m (15'1")
Kitchen	4.80m (15'9") x 2.60m (8'6")
Family Room	3.70m (12'2") x 2.30m (7'7")
Bedroom 1	4.50m (14'9") x 4.20m (13'9")
Bedroom 2	3.80m (12'6") x 2.20m (7'3")
Bedroom 3	2.90m (9'6") x 2.20m (7'3")
Bathroom	3.00m (9'10") x 2.00m (6'7")
Dining Room/Bed 4	4.60m (15'1") x 2.90m (9'6")
WC	1.67m (5'6") x 1.51m (4'11")

GROSS INTERNAL FLOOR AREA (M²)

122

EXTRAS
(Included in the sale)

All fitted floor coverings, blinds, curtains, light fittings. Two Garden sheds and Summer house.



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McEwan Fraser Legal

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Part Exchange

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.

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Text and description
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Surveyor



Professional photography
SCOTT MARSHALL
Photographer



Layout graphics and design
EMMA PATRIZIO
Senior Designer