





McEwan Fraser Legal

Solicitors & Estate Agents

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12 Spey Drive

BUCKIE, MORAY, AB56 1BZ

the location









12 Spey Drive is located in the upper part of Buckie a small fishing town on the coastal footpath of the Moray Firth. Just a short drive or evening stroll and you have a choice of either pebbled or sandy beaches where an abundance of wildlife can be seen from seals, dolphins and numerous species of birds which frequent the Moray Coastline. Buckie is a busy little town with its own working harbour and marina, it boasts numerous leisure facilities including a leisure centre, two 18 hole links golf courses and two outside bowling greens. The River Spey is on your doorstep and is renowned for its salmon and trout fishing there are also numerous rivers beaches and local Harbours to fish, all within a short distance from this property.

There is a choice of preschool, primary and secondary education, together with two major NHS facilities within the town, banking facilities, restaurants, cafes, pubs, local shops and supermarkets. A comprehensive east coast bus network operates through Buckie.

The city of Elgin is within 17 miles of this property providing all the amenities one would expect with modern-day city living, including superb educational and recreational facilities. The 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 approximately 8 miles away. National and International flights are available from both Aberdeen and Inverness airports.

the property



















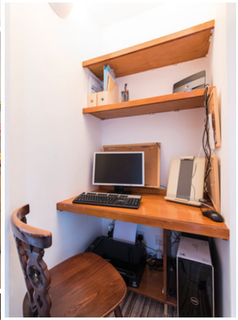


12 Spey Drive Buckie is a substantial detached three bedroom bungalow designed and built to the highest of specifications and provides modern day family living over a single level. The property boasts many appealing features: fantastic decor, superior stylish fittings and furnishings including a recently installed modern kitchen, further benefiting from the immaculate fresh neutral decor, gas central heating and full double glazing. A fantastic ideally located property which will suit the young family or a conveniently located bungalow for the retired couple. Early viewing is highly recommended to fully appreciate the location and the standard of accommodation on offer.

The property is located in a quiet residential area and a short distance from the town centre and all the amenities you would expect to find in a vibrant seaside town. The property comprises; Vestibule leading to the hall and all other accommodation, spacious lounge with dual aspect windows, modern kitchen with multiple wall and base mounted units with contrasting worktops and quality appliances. Utility room with access to the rear garden. An immaculate four piece family bathroom with separate shower cubical, a further separate shower room from the utility area, master bedroom with fitted wardrobes, two further double bedrooms that also have fitted wardrobes, a small computer area from the hall completes this spacious accommodation. To the front of the property, an un-gated boundary wall allows access to the front garden with a pathway to the side and rear of the property. The front garden is laid mostly to lawn with borders containing a variety of colourful plants and shrubs. The rear and side garden is split into two areas with a path to the stunning summer house and a large private patio area perfect for al-fresco dining, entertaining and enjoying the afternoon sun. A scattering of shrubs, mature plants and potted flowers gives a fantastic splash of colour to the side and rear garden. To the rear of the property, there is off-street parking in front of the garage. The very private rear garden is fenced and fully enclosed making it a safe environment for those with children or pets.

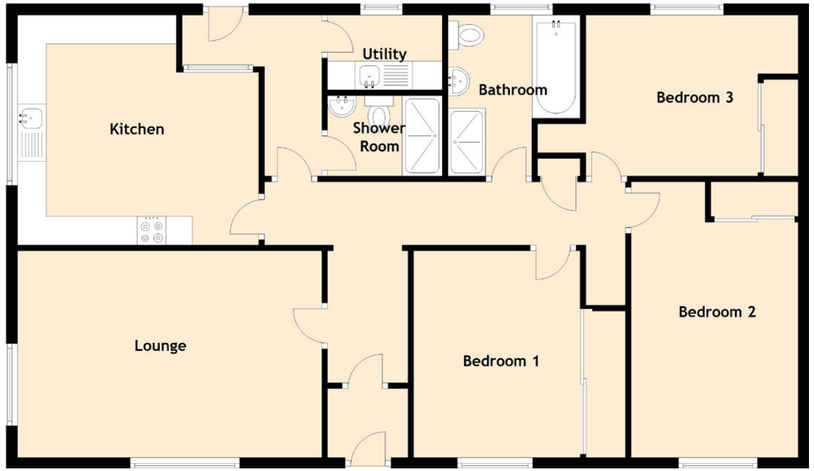












the details

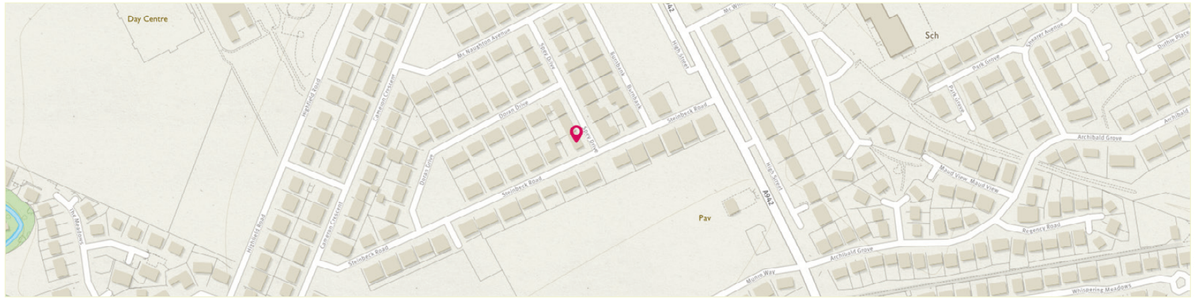
Approximate Dimensions
(Taken from the widest point)

Lounge	5.10m (16'9") x 3.60m (11'10")
Kitchen	4.20m (13'9") x 4.00m (13'1")
Bedroom 1	3.69m (12'1") x 3.60m (11'10")
Bedroom 2	4.40m (14'5") x 2.70m (8'10")
Bedroom 3	3.70m (12'2") x 2.80m (9'2")
Bathroom	2.80m (9'2") x 2.30m (7'7")
Shower Room	2.00m (6'7") x 1.40m (4'7")
Utility	2.00m (6'7") x 1.30m (4'3")

Gross internal floor area (m^2): 105m^2

EPC Rating: C

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











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Part Exchange Available

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