





McEwan Fraser Legal

Solicitors & Estate Agents

01542 280 444

4 Victoria Street

PORTKNOCKIE, BUCKIE, MORAY, AB56 4LQ







Portknockie

4 Victoria Street is conveniently located and within walking distance to both pre and primary schooling, local shops/ post office and the harbour. There is also a choice of pre-school, primary and secondary education available in the ever popular coastal town of Buckie approximately 3 miles to the West of Portknockie. Buckie is a busy 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 the "Ardach" Health Centre, one of two major NHS facilities within the town. Several banking facilities, restaurants, cafés, pubs, local shops and super markets, together with numerous churches can be found in and around the town centre.

This impressive property is a short walk from the coastal footpath of the Moray Firth which has some stunning scenery and beaches along its shore line, you have a choice of spectacular walks on pebbled and sandy beaches, whilst enjoying the abundance of wild life including dolphins and seals, which can be seen along this rugged coast line. The Moray Coast is renowned for having a relatively mild climate. The river Spey is a short drive from the property 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. The city of Elgin is within 18 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 Portknockie 10 miles away. Easy access onto the A96 gives direct routing to Aberdeen, approximately 58 miles to the East and to Inverness 59 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.

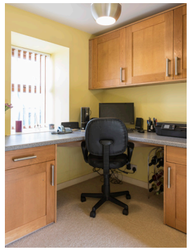
"...Traditional detached dwelling in a popular coastal village location..."











4 Victoria Street is a fantastic well-appointed detached three double bedroom dwelling set in a very popular seaside village on the Moray Firth. This substantial property has been renovated and decorated to a exceptional standard over a period of time by the present owners. The property benefits from full UPVC double glazed windows and exterior doors with gas central heating and high quality fittings throughout. Early viewing is a must to fully appreciate the spacious accommodation, village location and the workman ship that has been carried out on this property.

Property comprises: Enter the property from the front door to a large bright hallway incorporating an office area and leading to all other accommodation. Ground floor consists of large lounge, a very modern fully integrated dining kitchen, utility room, family shower room, bedroom 3/reception room 2. First floor comprises of master bedroom a further double bedroom and family bathroom, in addition there are ample storage facilities on both floors. This well appointed property would be an ideal purchase for the professional couple, a first time buyer, a young family and with holiday homes in this village demanding ever increasing prices would make a fantastic holiday home and future investment. To the East side of the property a small courtyard which is secure making it a safe and friendly area for children and pets a like.





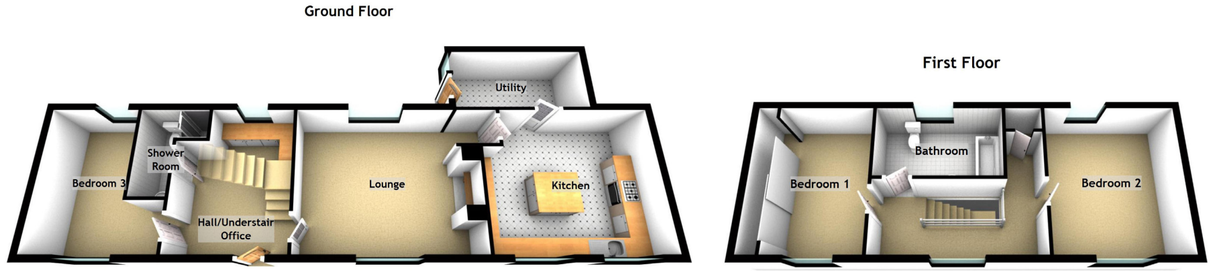
The bedrooms & family bathroom







The Specifications



Approximate Dimensions
(Taken from the widest point)

Lounge	4.40m (14'5") x 4.00m (13'1")
Kitchen	4.70m (15'5") x 4.00m (13'1")
Utility	3.80m (12'6") x 1.80m (5'11")
Hall/Understair Office	4.00m (13'1") x 3.20m (10'6")
Bedroom 1	4.10m (13'5") x 2.50m (8'2")
Bedroom 2	4.10m (13'5") x 3.60m (11'10")
Bedroom 3	4.00m (13'1") x 3.50m (11'6")
Bathroom	3.50m (11'6") x 2.00m (6'7")
Shower Room	2.50m (8'3") x 2.20m (7'3")

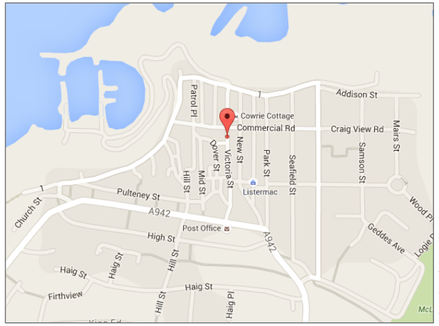
Gross internal floor area (m^2)
148m^2

EPC Rating
E

Extras
(Included in the sale)

All fitted floor coverings, blinds, curtains, and light fittings are included in the sale. In addition the cooker and American fridge freezer are available by separate negotiation.

Council Tax Band
E









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Part Exchange Available

GOLD
SCOTLAND ESTATE AGENCY of the YEAR 2014
THE SUNDAY TIMES
THE TIMES



Text and description
PETER REID
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Professional photography
SCOTT MARSHALL
Photographer



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