



Rannas Place, Buckie, AB56 1SQ

Offers Over £165,000

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PROPERTY PROFESSIONALS



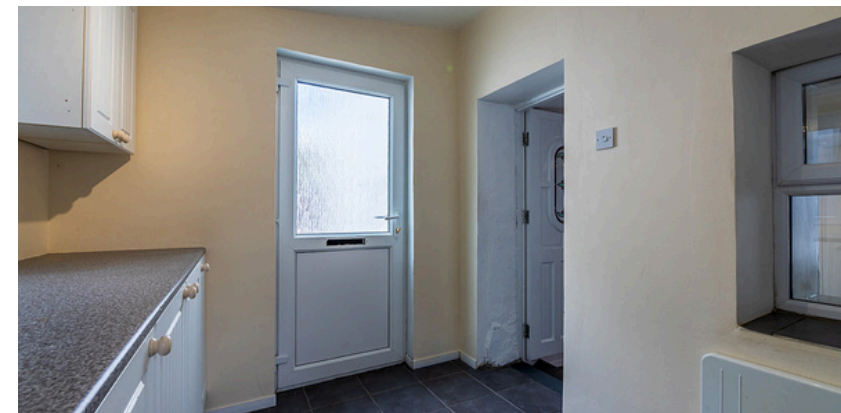
- Three bedroom detached house
- Coastal location and sea views
- Gas fired central heating
- Large lounge with a solid fuel stove
- Modern fitted kitchen with a range cooker
- Double glazing
- Off-street parking
- Early entry available
- Viewings by appointment only, 7 days a week
- Home report available on request

When you list with Hamish there are no upfront fees.

We can even pay for your Home Report!



Offers: Offers should be submitted to Hamish, Kintail House, Beechwood Park Inverness IV2 3BW and emailed to askhamish@hamish-homes.co.uk



At the top of a lane and with a direct sea view, 8 Ranas Place is a charming but substantial stone-built detached cottage with outstanding potential as a family home or investment property. Typical of this style and age of the property, it is entered straight from the street, with the entrance opening into a tiled hallway. Built-in approximately 1900, the property has been extended slightly and is a substantial 111 m2. The house has been decorated in white and has white panel doors and retains many traditional features.

A fabulous country-style kitchen is in an L-shaped layout arranged along two long walls, leaving space in the centre for a large kitchen table and plenty of room for free-standing furniture. A sizeable stainless range with six burners and an extractor hood lend a contemporary edge. The cabinetry is white with wooden-style worksurfaces complemented by white tiled and black and grey mosaic splash areas. This clean palette gives the room a delightful, fresh feel and ensures it captures the plentiful natural light, further enhanced by the original window that looks into a later extension that now houses a large utility room.

The living room features a deep chimney breast and cast-iron stove set into a hearth that is finished with a beautiful beam as a mantel. A coombed alcove created by the rise of the staircase makes an exciting shape and lends considerable character to the room. The bathroom is generously proportioned and well arranged, with a large bath, separate shower enclosure, WC and wash hand basin.

Straight, carpeted stairs lead to a landing with a unique window with a stepped sill that faces south-west. The first-floor features delightful sloped attic ceilings on both sides and a window in the north-west eave. There are three large bedrooms, one of which is a double aspect with views to the front and rear of the property. The others are also generous and each have dormer windows offering fabulous views of the sea. There is also a fourth box room, an ideal home office or craft space.

Accessed from the utility room, the exterior consists of a white-washed courtyard, with steps leading to a shed and wood store. This space has enormous scope to create a fabulous contemporary outdoor space. A gate opens onto an open parking area. This is an incredible property steeped in history. It boasts beautiful original details complemented by modern touches. The house is available to walk into and offers a beautiful family home or an outstanding investment opportunity, especially as a potential holiday let. Early viewing is recommended to appreciate this beautiful house.

ABOUT BUCKIE Buckie, on the northeastern coast of Scotland, lies within the Moray council area. With a population of around 9,000 it is a thriving town that is celebrated for its rich maritime heritage and stunning natural surroundings. Conveniently accessed via the A98 and A990 coastal road, Buckie is roughly 90 minutes from both Inverness and Aberdeen and 30 minutes from Elgin.

The town is renowned for its pristine beaches, bustling shellfish and smoking industry and its diverse wildlife. Buckie's fabric is steeped in Scottish traditions, strongly emphasising local music and culture. Historically sustained by fishing and boat building, Buckie is becoming a popular destination, with visitors attracted to its vibrant harbour and scenic coastal paths.

Buckie has grocery stores, independent shops and several cafes and restaurants. There are two primary schools and a secondary school, as well as a number of essential services in the town, including doctors and dentists. The town offers an exceptional lifestyle choice for those seeking a harmonious blend of history, leisure and a breathtaking coastal and landscape. Its great location makes it a very popular choice for residents and visitors.

GENERAL INFORMATION:

Services: Mains Water & drainage, electric and gas.

Council Tax Band: B

EPC Rating: E (54)

Entry Date: Early entry available

Home Report: Available on request.

Viewings: 7 Days a week accompanied by agent.

Included in the sale: All floor coverings curtains and blinds and all integrated kitchen appliances.



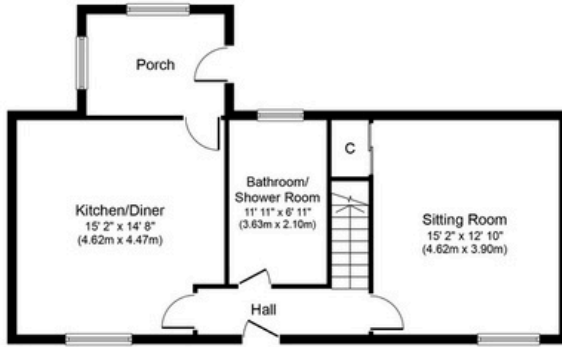
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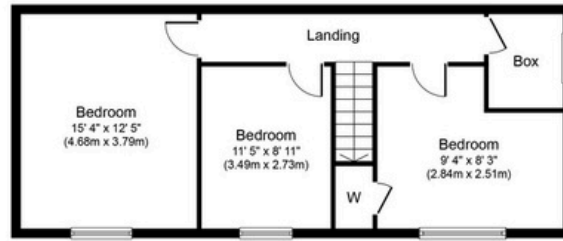
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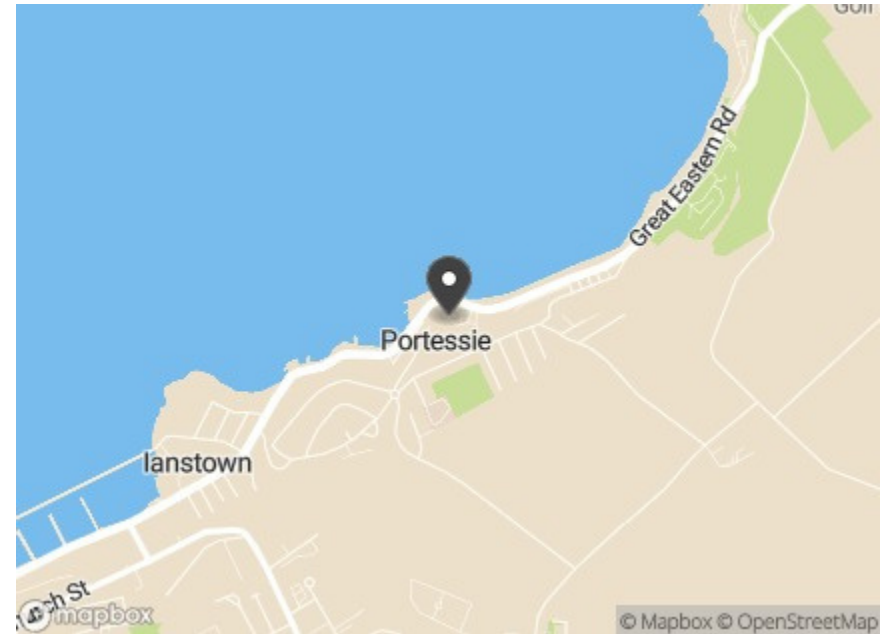
Ground Floor
Approximate Floor Area
654 sq. ft.
(60.7 sq. m.)



First Floor
Approximate Floor Area
580 sq. ft.
(53.9 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92+) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E	54	71	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions			
(92+) A			
(81-91) B			
(69-80) C			
(55-68) D			62
(39-54) E			45
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	



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