



Rannas Place, Buckie, AB56 1SQ

Offers Over £140,000

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**Hamish**  
PROPERTY PROFESSIONALS





- Traditional 200 Year Old Stone-Built Cottage
- Three Bedroom End Terraced
- Beautiful Coastal Location
- Master Bedroom With Sea Views
- Attached Annexe Offering Exciting Renovation Potential
- Gas Fired Central Heating
- New uPVC Double Glazing
- Cosy Living Room With Log Burner
- Early Entry Available
- 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](mailto:askhamish@hamish-homes.co.uk)



This delightful seaside cottage blends historical charm with modern comforts, complete with a renovation project that you can really get your teeth into. With its roots tracing back 200 years, this traditional cottage boasts a stunning location overlooking the sea, where the gentle sound of waves becomes a part of your daily life. Recently updated with a gas supply, central heating and double-glazed windows, the home is now as efficient as it is charming, complete with a newly fitted uPVC front door that adds an extra layer of warmth and security.

Upon entering the welcoming hallway, you'll be greeted by the inviting warmth of wood laminate flooring that leads you into the heart of the home, a cosy living room that exudes comfort and character. Here, a solid fuel log-burning fireplace commands attention, offering a perfect spot to gather around during chilly evenings. The room's tasteful décor, highlighted by striking blue accent walls against a backdrop of pristine white, creates an atmosphere that is both stylish and serene, ideal for unwinding after a long day or hosting intimate gatherings with friends and family.

The kitchen, with its traditional design, offers ample opportunity for you to create your dream culinary space. The free-standing oven, fridge and freezer spaces make it functional, while the open layout presents a blank canvas for modern touches. A small dining area is perfect for intimate meals and the wooden laminate flooring continues to enhance the warm ambiance.

Also on the ground floor you'll find a versatile room, currently serving as a home office and utility space, this could easily be transformed into a small bedroom perfect for a guest room or maybe a child's room or nursery. This room benefits from generous storage space at the entrance, keeping everyday essentials neatly organized. Upstairs, the bright and airy landing, illuminated by Velux-style windows, leads to two spacious double bedrooms.

The master bedroom offers stunning views of the beach and out to the sea, creating a serene retreat to wake up to every morning. The second bedroom is equally spacious, providing a comfortable and peaceful space for rest. The bathroom is bright and functional, with a large bath, electric shower, sink and toilet, making it a refreshing space to start or end your day.

Beyond the main house lies a substantial annexe, brimming with potential and awaiting your creative touch. While in need of complete restoration, this expansive space could be transformed into a charming additional cottage, complete with a living room, kitchen, and attic bedrooms.

Whether you envision it as a private guest suite, a long-term rental, or a holiday retreat, the possibilities are endless, subject, of course, to local planning permissions. Whether you're looking for a cosy seaside retreat, a home with room to grow, or a project to make your own, 6 Rannas Place offers endless possibilities, all set in a picturesque coastal setting.

#### ABOUT BUCKIE:

Buckie, a charming coastal town situated along the rugged Moray Firth coast is known for its rich maritime history and scenic views. Buckie offers a peaceful yet vibrant lifestyle, making it an appealing choice for those looking to buy property in a picturesque setting. The town boasts a strong sense of community and a range of local amenities that cater to daily needs.

Residents enjoy access to shops, supermarkets, cafes and restaurants, as well as healthcare facilities and schools, including Buckie High School. The town's harbour is still active, reflecting its fishing heritage and provides a beautiful backdrop for seaside strolls. Buckie Thistle Football Club lays at the heart of the town, a successful team which won the Highland League title in 2024.

Buckie is well-connected, with regular bus services linking the town to nearby Elgin, where you can catch trains to Inverness and Aberdeen. The A98 road also offers convenient access to other coastal towns and the wider region. For outdoor enthusiasts, Buckie offers plenty of opportunities for coastal walks, golfing and wildlife watching, with nearby beaches and nature reserves adding to its appeal. The town's blend of coastal charm, local amenities and good transport links makes Buckie an ideal place to settle down, whether for families, retirees or anyone seeking a serene coastal lifestyle.

#### GENERAL INFORMATION:

Services: Mains Water & drainage, electric and gas.

Council Tax Band: A

EPC Rating: E (52)

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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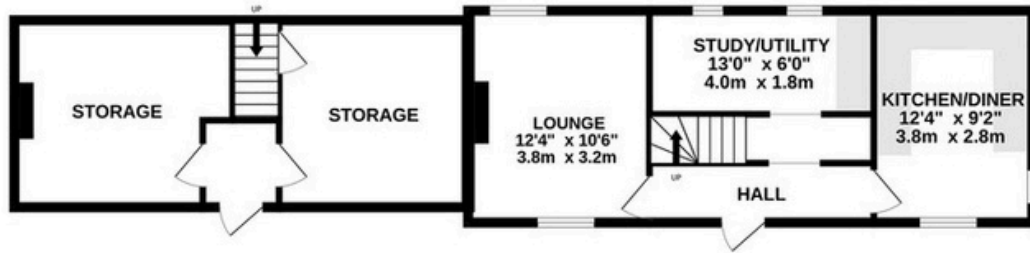
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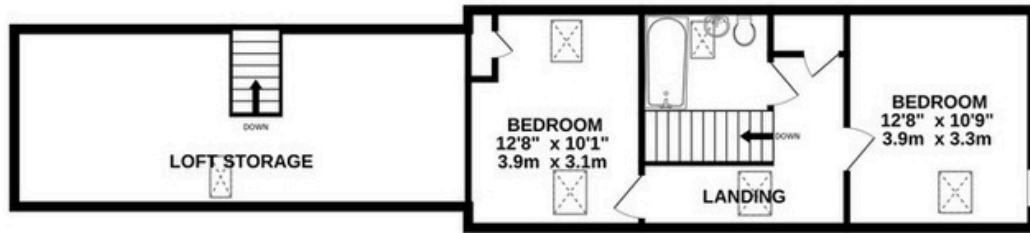
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## GROUND FLOOR

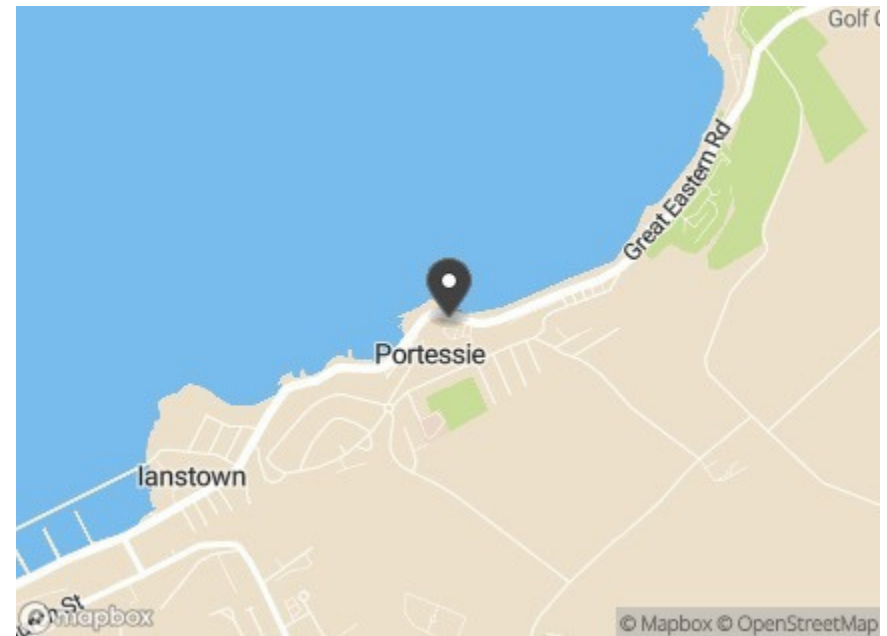


## 1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92+)	<b>A</b>	52	(92+)
(81-91)	<b>B</b>		88
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC



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