



*Detached five-bedroom traditional stone and slate family home, in a coastal town location close to all amenities*



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Number 70 West Church Street was originally built as a manse, and as a period property boasts several traditional features, including the panelled interior doors, stunning plaster, ceiling cornice and ceiling roses, original fireplaces and carpeted staircase with wooden balustrade, to name but a few. Located in a popular residential area on the upper part of Buckie, it is conveniently placed for the town centre shops, supermarkets, schools and leisure centre, making it an ideal purchase for those with a family and will certainly appeal to those seeking a home with charm and character.

This substantial dwelling offers spacious living accommodation over two floors. The property further benefits from full double glazing and gas central heating. The property requires some upgrading and modernisation, including redecoration and some plaster repairs to interior ceilings. This substantial property with many potential opportunities will make a superb family home with room to grow, and would also suit an extended family living. Early viewing is a must and is highly recommended.

## THE LOUNGE



Access is through the attractive vestibule, which in turn leads to the welcoming traditional reception hall. There are three principal rooms on the ground floor level providing flexible accommodation. The spacious formal lounge with its bay window is located on the east side of the property, with reception room two/formal dining room on the west side, which has an original fireplace. A spacious study/games room is to the rear of the property with patio doors to the rear courtyard.

# THE DINING ROOM



# THE STUDY



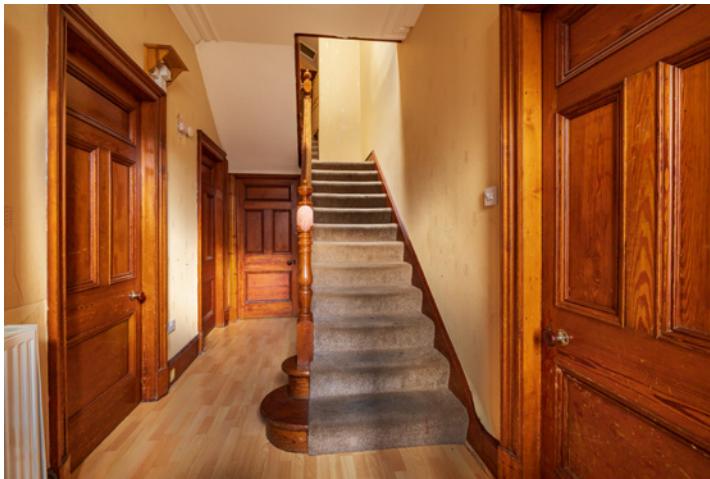
# THE KITCHEN



The part-integrated kitchen includes floor and wall-mounted units, with contrasting worktops and splashback walls. The property benefits from two utility rooms, one of which has a guest WC and is accessible from the rear garden.

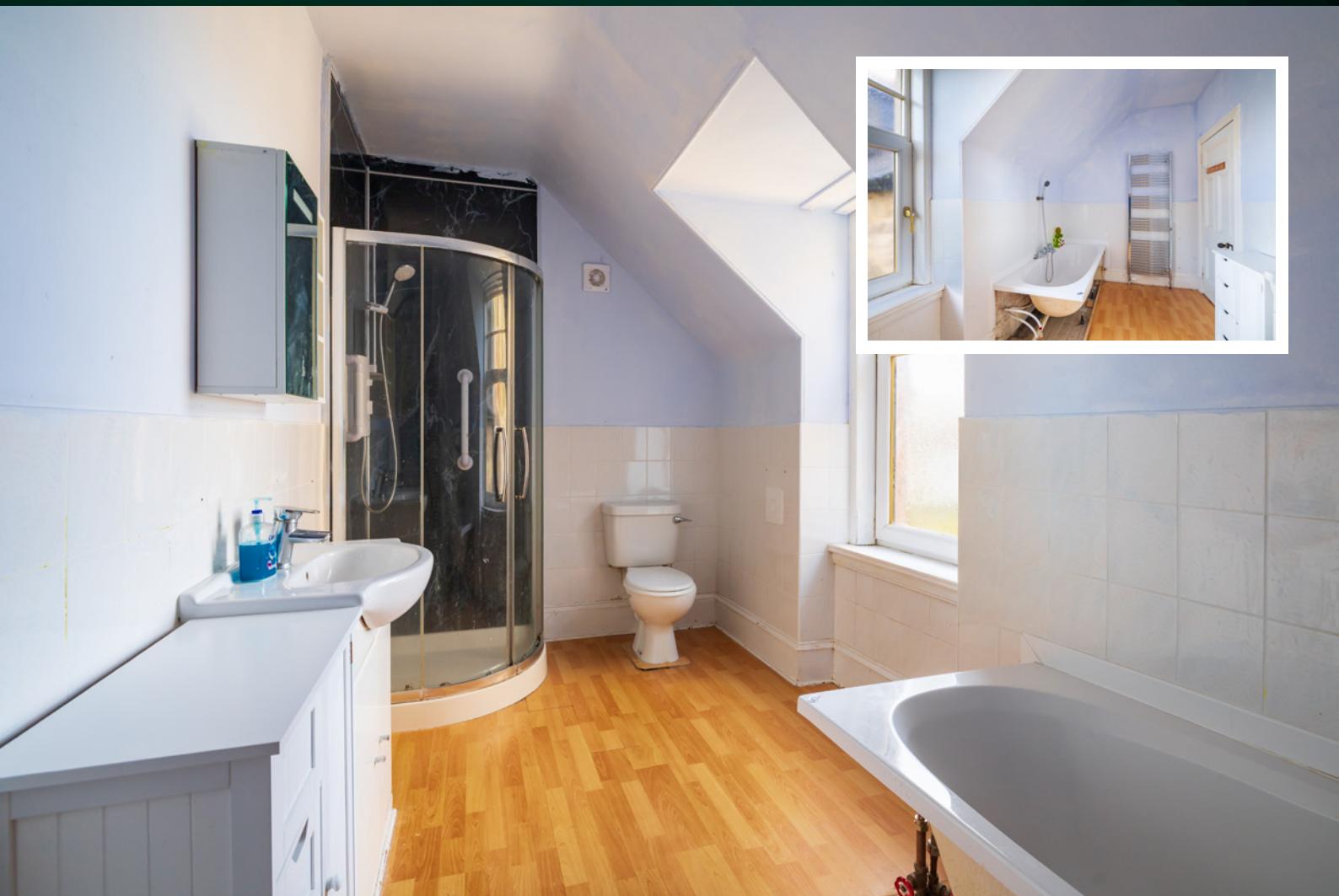
# THE UTILITY & WC





A carpeted staircase with a wooden balustrade leads to the upper floor, where you have a master bedroom, four additional double bedrooms, a box room, a four-piece family bathroom with a separate shower cubicle and an additional WC with a wash hand basin. There is also an abundance of storage cupboards on both floors.

## THE BATHROOM



# BEDROOM 1



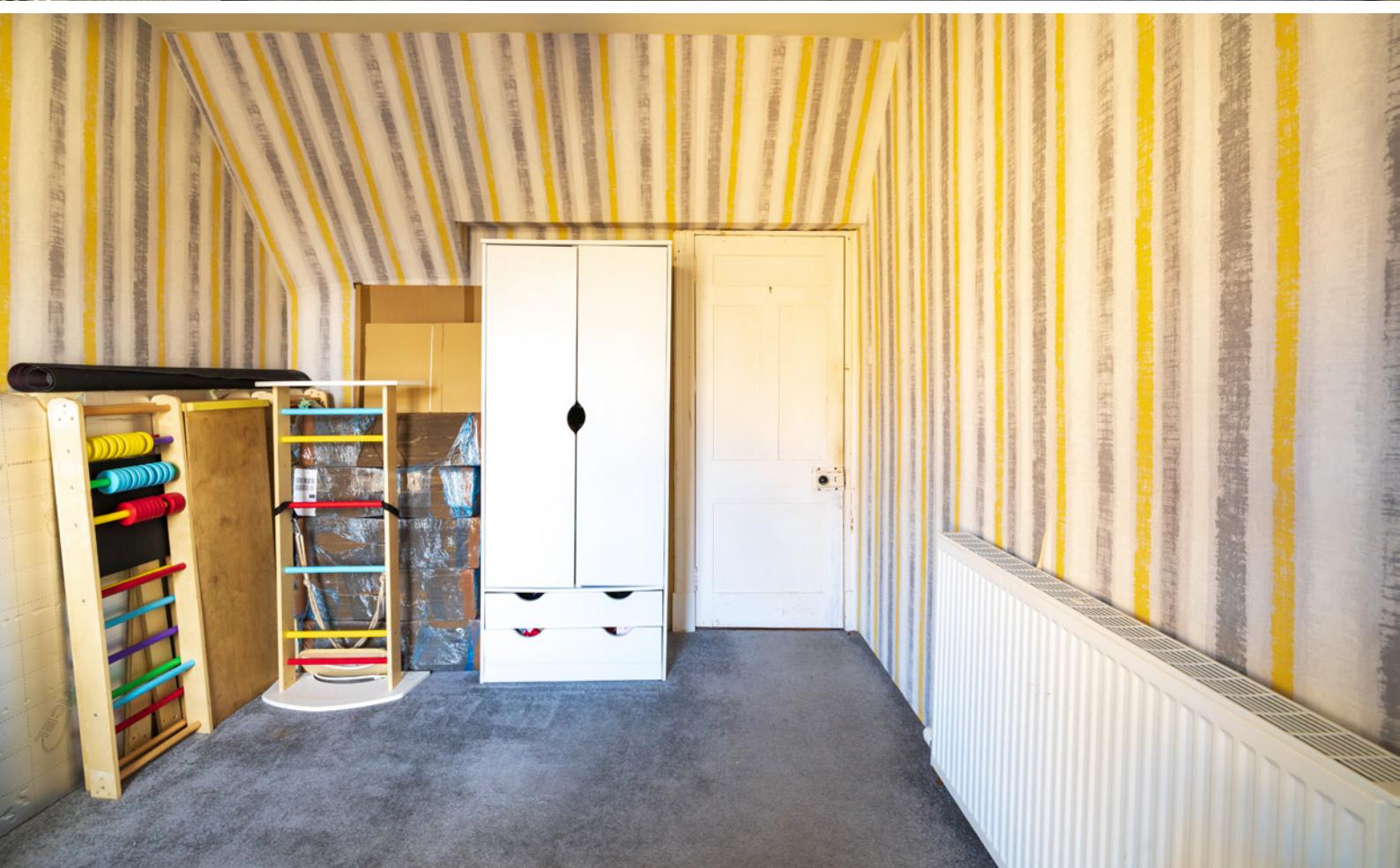
# BEDROOM 2



# BEDROOM 3



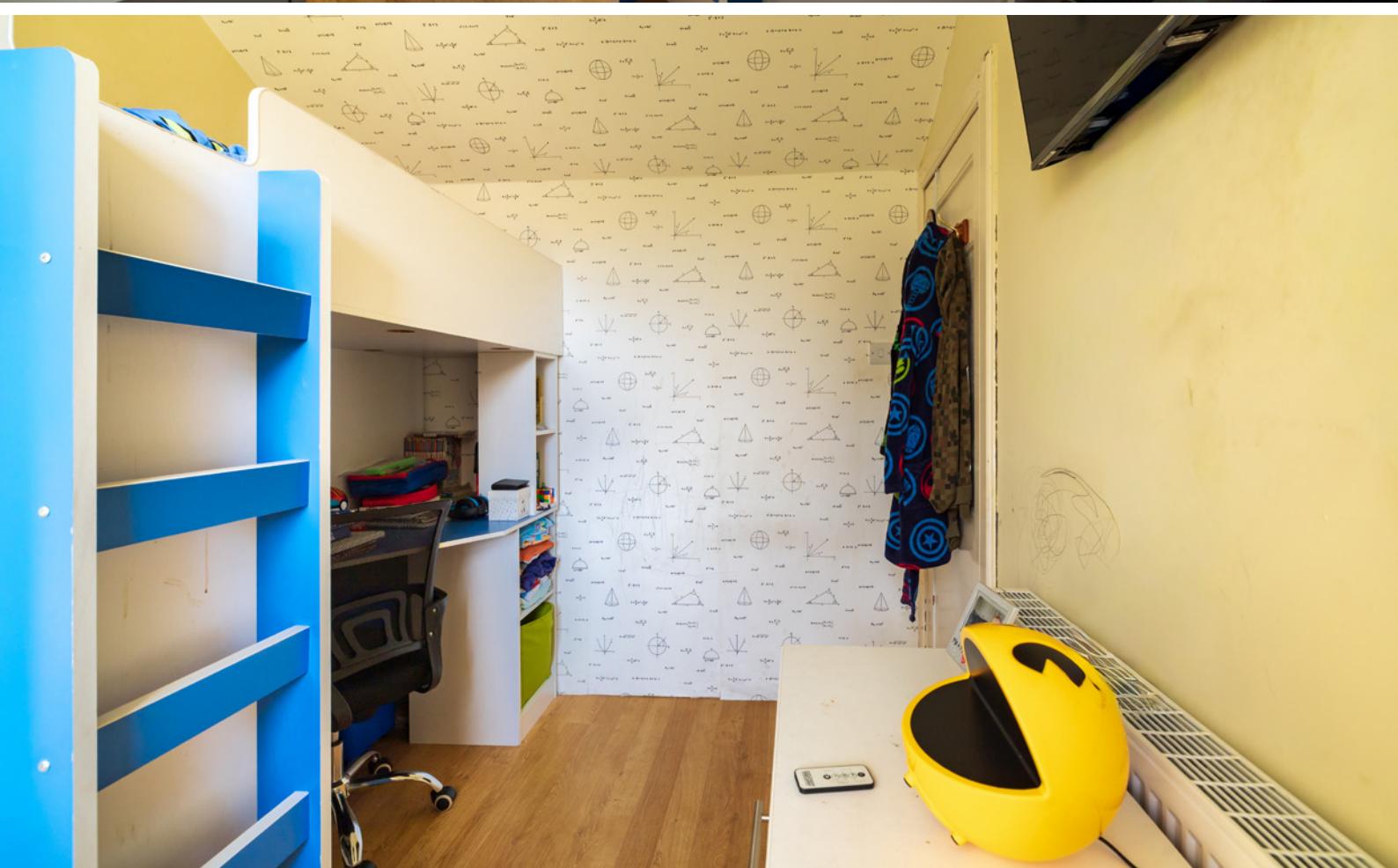
# BEDROOM 4



# BEDROOM 5



# BEDROOM 6

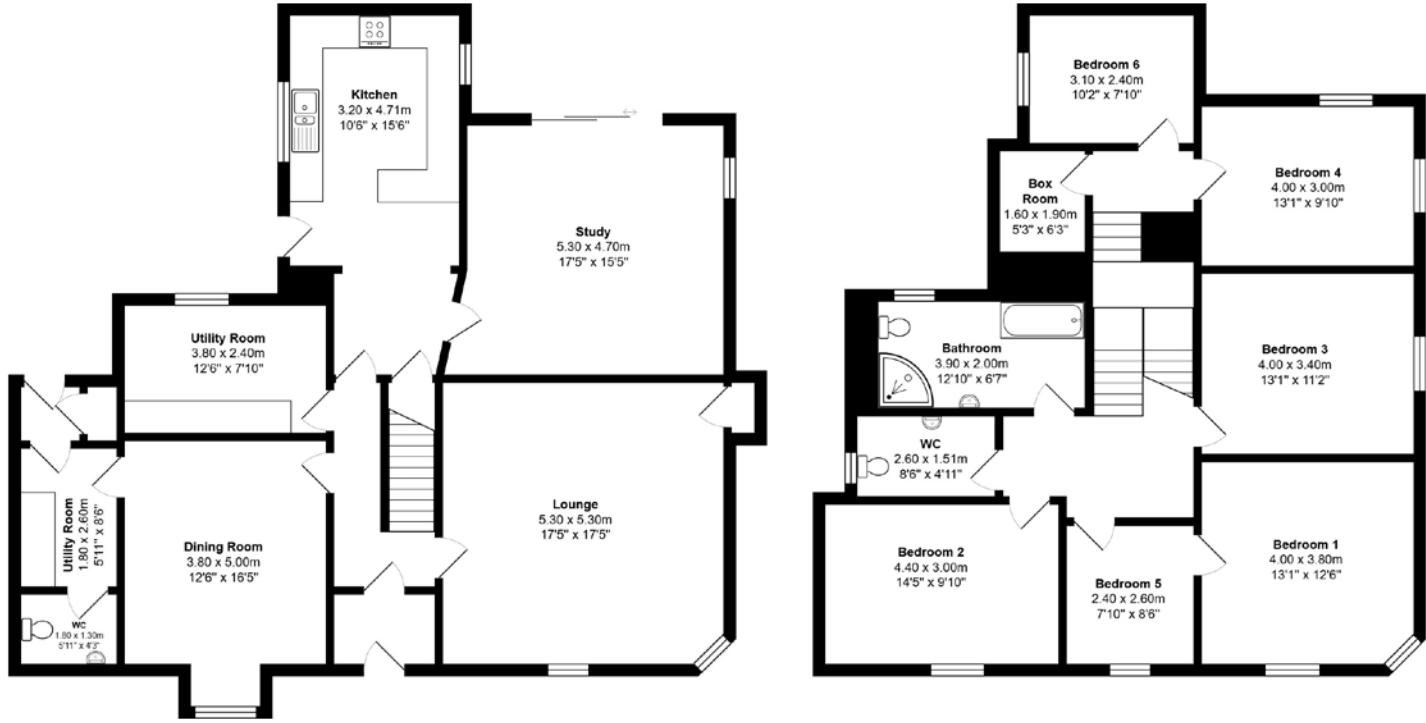


A gated rear and side garden with a large boundary wall ensures that the gardens are a safe environment for both children and pets alike. Accessed via the kitchen or patio doors, the gardens are laid mostly to lawn with a scattering of shrubs, plants and potted seasonal flowers. A patio area is perfect for entertaining and catching the sun.

# EXTERNALS



# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 205m<sup>2</sup> | EPC Rating: D



# THE LOCATION

70 West Church Street is located on the upper part of Buckie and 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 eighteen-hole links golf courses and two outside bowling greens. The River Spey is on your doorstep, which is renowned for 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 primary and secondary education facilities a stone's throw from this property, 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 seventeen miles west 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 eight miles away.



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