



STRATHLENE HOUSE

PORTESSIE BUCKIE, AB56 4DJ

£295,000
FREEHOLD

Deena Aranci of Aranci & Firth is delighted to present this impressive and characterful home, forming part of the distinguished Strathlene House in the sought-after coastal area of Portessie. Enjoying an enviable position with spectacular sea views, this spacious property offers a rare opportunity to embrace tranquil seaside living, where breathtaking sunsets, glimpses of the Northern Lights, and even dolphin sightings can be part of everyday life.

The property provides generous and well-balanced accommodation ideally suited to modern family living or those seeking additional space. A welcoming reception room with a striking box bay window and charming fireplace creates a wonderful focal point for both relaxing and entertaining, while the dining kitchen, also featuring a bay window, offers direct access to the garden and is perfectly designed for everyday living.

The home comprises three well-proportioned bedrooms, two of which benefit from en-suite facilities, in addition to a further bathroom, ensuring comfort and convenience for all. A useful downstairs WC/utility room adds further practicality, complemented by excellent storage throughout the property.

Externally, the garden to the side enjoys a superb outlook over the sea, with a patio area and sheltered seating space providing the perfect setting for outdoor dining or simply unwinding while taking in the coastal surroundings.

Situated just moments from the beach and within close proximity to Strathlene Golf Club, the property also benefits from easy access to a range of local amenities, schools, and transport links. This exceptional home combines period charm, generous proportions, and an outstanding location, making it a truly special opportunity not to be missed.

 **ARANCI
& FIRTH**
PROPERTY

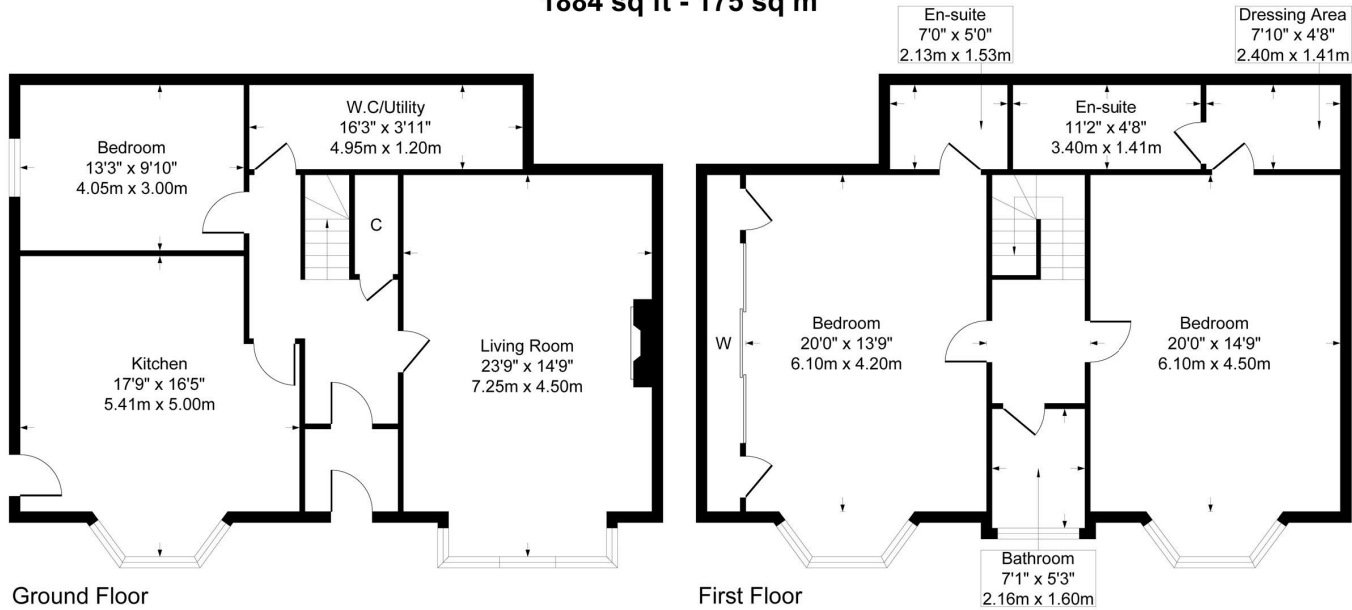
STRATHLENE HOUSE

- Prestigious setting within the striking Strathlene House
- Spectacular panoramic sea views as you move from room to room
- Generous beautifully proportioned accommodation
- Elegant lounge with box bay window and feature fireplace
- Bright dining kitchen with bay window and garden access
- Three spacious double bedrooms
- Two en-suite shower rooms plus additional family bathroom
- Downstairs WC/utility room
- Private side garden offering stunning sea views with patio area and sheltered seating area
- Prime coastal location moments at Strathlene Beach with Strathlene Golf Club close by





**Approximate Gross Internal Area
1884 sq ft - 175 sq m**



Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

EPC Rating: E Council Tax Band: C

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Inclusions: - Included in the sale are all fixed floor coverings, window blinds and integrated appliances.

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