



CRANN DARACH CLOCHAN

BUCKIE, AB56 5HX

£450,000

FREEHOLD

Deena Aranci of Aranci & Firth is delighted to present this exceptional detached home, located in a tranquil spot in Clochan and enjoying breath-taking countryside views. This unique oak framed property offers four generous bedrooms, underfloor heating throughout both floors and a detached double garage, combining spacious family living with modern comfort.

The heart of the home is the stunning open-plan kitchen and dining room, providing an ideal space for everyday family life and entertaining alike and garden access via French doors. A separate utility room offers additional storage and practicality, while the spacious vaulted ceiling living room is flooded with natural light and enjoys beautiful views across the surrounding countryside, complete with a cosy log burning stove and French doors out to the garden.

The ground floor also benefits from a generous double bedroom, a contemporary shower room and a cloakroom, making it ideal for guests or multi-generational living.

Upstairs, the impressive principal bedroom is a real highlight, featuring a dressing area, a room for the en-suite shower room, with plumbing currently in place, and doors opening onto the balcony, where you can take in the spectacular panoramic views. Two further double bedrooms and a stylish family bathroom complete the first floor, providing ample accommodation for growing families.

Externally, the property enjoys generous grounds which extend to 0.6 acres with plenty of space for outdoor entertaining, while the detached double garage offers excellent parking, storage or workshop potential.

This superb home offers the tranquillity of rural living whilst remaining within easy reach of Fochabers and Buckie's excellent range of local amenities, schools and transport links.

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PROPERTY

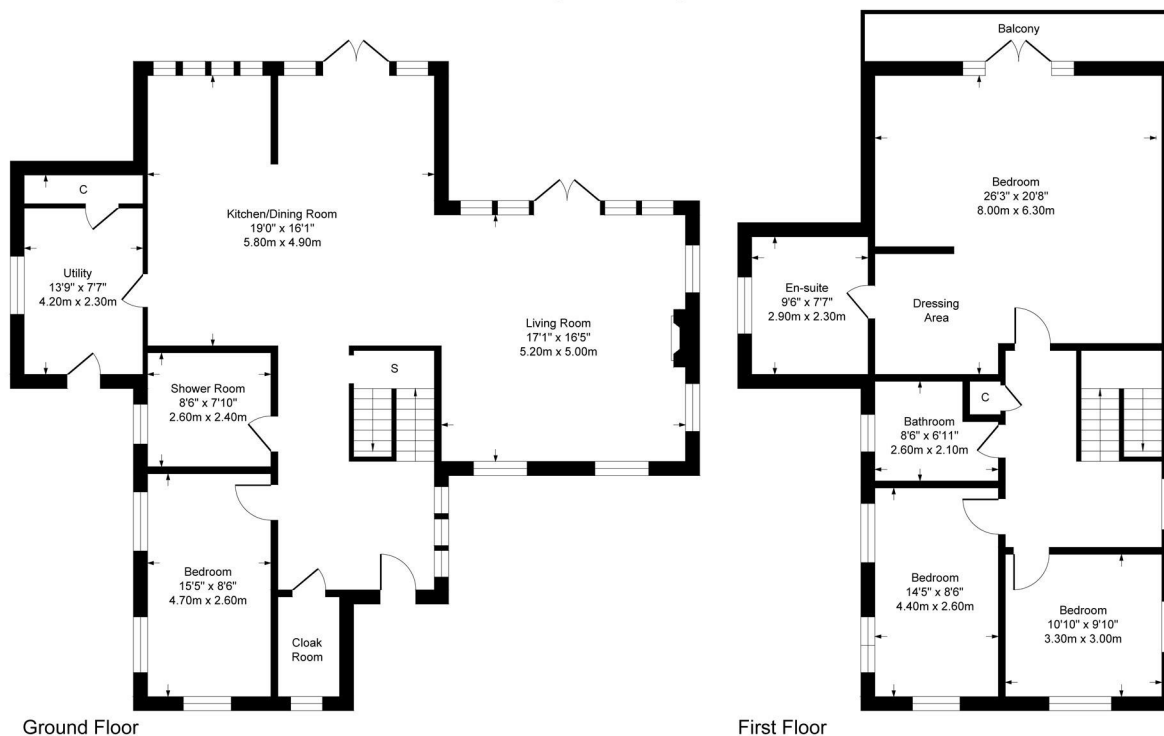
CRANN DARACH CLOCHAN

- Unique oak framed home with stunning panoramic countryside views
- Vaulted ceiling living room with cosy log burning stove and French doors out to the garden
- Underfloor heating throughout both floors
- Spacious open-plan kitchen and dining room with French doors to the garden
- Principal bedroom with dressing area, room for the en-suite and balcony
- Ground floor bedroom and shower room
- Utility room providing excellent additional storage and workspace
- Detached double garage with electric door
- Versatile accommodation ideal for family living
- Tranquil rural living within easy reach of Fochabers and Buckie's excellent range amenities





Approximate Gross Internal Area
2153 sq ft - 200 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

EPC Rating: C Council Tax Band: E

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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