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Offers Over £365,000

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Hamish
PROPERTY PROFESSIONALS



- Substantial 245 Square Metres Floor Space
- Large Lounge With Wood Burning Stove
- Underfloor Heating To Ground Floor
- Electric Vehicle Charging Point Installed
- Unique Home Not Often Available
- Four Double Bedrooms With En-suites
- Striking Kitchen With Central Island
- Detached Oversized Garage Beside Home
- Large Sweeping Tarmac Driveway
- Move-In Ready Steading Property

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



This is a striking steading conversion that immediately stands out for its scale, presence and setting. Built from solid stone and converted around 2011, the house sits in semi rural surroundings, with thick stone walls, a slate roof and a layout that feels both substantial and welcoming. A large sweeping driveway leads you in, with lawned grounds wrapping around the home and an impressive detached garage sitting proudly alongside.

The entrance vestibule creates a practical arrival point before leading into the main accommodation. From here, the inner hallway opens into a wide, light filled space finished with clean white walls and light wooden flooring, setting the tone for the rest of the home.

The lounge is a long, elegant room with wooden flooring underfoot and soft grey walls that keep the space calm and inviting. At its heart sits a Broseley wood burning stove, drawing the eye immediately and adding warmth and character. A large arched window fills one wall with a glazed doorway on another, giving access to the garden and ensuring plenty of natural light enters the room throughout the day. It's a room that feels made for relaxing evenings and quieter moments, while still comfortably handling the scale of the house.

The kitchen is a real centrepiece and is a large, beautifully designed space. Light wood cabinets run in a U shape, finished with slim chrome handles and topped with granite worktops. A built-in oven and microwave are housed neatly within a tall run of units, while an induction hob with stainless steel extractor sits opposite. At the centre of the room, a contrasting island with light grey cabinets and a white worktop adds extra workspace and storage. To the side there's plenty of space for a large family dining table and additional furniture, making this a true kitchen, dining and living area.

The home also benefits from a utility room which sits near the main entrance. There is space for laundry appliances, an additional sink, worktop and cabinet storage, along with room for coats and outdoor footwear before stepping into the main living areas.

On the ground floor you'll also find two bedrooms. The master is a generous and calming space, finished with crisp white walls and offering plenty of room for a large bed and additional furniture. Two built in wardrobes with double mirrored sliding doors provide excellent storage. The en-suite bathroom mirrors the quality found elsewhere, with large wall tiles, a full size bath, a separate chrome edged shower cubicle and a toilet and sink completing a well balanced private room.

The second ground floor bedroom is another large double, decorated in clean white tones with a light beige carpet underfoot. A substantial built-in wardrobe with triple mirror fronted sliding doors ensures you have plenty of space to put your clothes. This room connects to a Jack and Jill ensuite shower room, accessible both from the bedroom and the hallway, making it ideal for guests or shared use. This shower room is finished with large wall tiles and a generous chrome edged shower enclosure with mixer shower installed.

Upstairs, the landing is a welcoming space in its own right. With a sloping ceiling, Velux window and ceiling spotlights, it is bright and airy and currently accommodates a sofa, creating a relaxed spot to sit and unwind. From here you can access the two additional bedrooms to either side.

Bedroom three is a spacious double room with attic style sloping ceilings, white painted walls and a light carpet. A walk in wardrobe provides excellent storage with hanging rails and shelving, keeping the bedroom itself clutter free. The en-suite shower room is finished with large black tiles and crisp white grout for contrast and includes a shower enclosure with mixer shower and a chrome towel radiator.

Bedroom four mirrors the quality and scale of bedroom three, with sloping ceilings, neutral décor and a light carpet. The walk in wardrobe again offers generous storage and the en-suite shower room follows the same stylish design, with large black tiles, a shower cubicle with mixer shower, toilet, sink and chrome towel radiator.

Heating throughout the home is provided by an oil fired central heating system, supplying underfloor heating to the ground floor and radiators to the first floor. Hot water is stored in a large unvented cylinder. Windows are a mix of double and triple glazed units, with additional Velux windows bringing natural light into the upper floor spaces.

Outside, the garden grounds extend around the front, side and rear of the property, mainly laid to lawn with a paved path and patio areas for outdoor seating. A detached, oversized single garage sits beside the house, finished in rendered blockwork beneath a pitched slate roof, with an electric vehicle charging point installed and ample parking space on the sweeping driveway.





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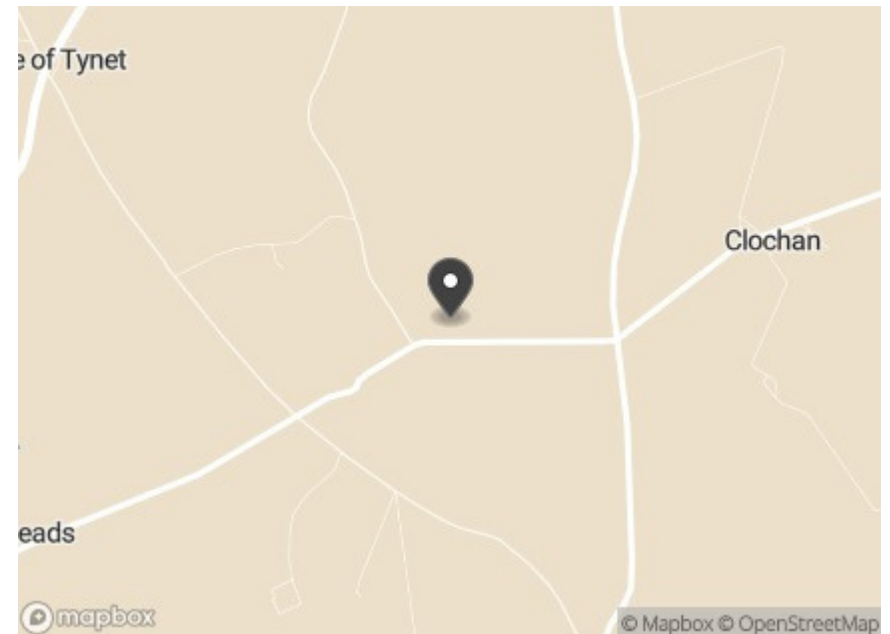




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction 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		Current	Potential
Very energy efficient - lower running costs					
(92+) A			(92+) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
	68	77		69	71
England, Scotland & Wales			England, Scotland & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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