

Beach House

13 DUKE STREET, FINDOCHTY, BUCKIE, MORAY, AB56 4PR



*SPACIOUS THREE-BEDROOM
SEMI-DETACHED PROPERTY*



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This sublime cottage at 13 Duke Street sits in a convenient and desirable location and has recently undergone a full bare brick renovation to an impeccable standard, where the use of quality materials and tradespersons is evident at every turn. Immaculate neutral décor and floor coverings throughout, with new double-glazed windows and doors and gas central heating. The latest upgrades to this property are the new kitchen fitted with quality integrated appliances and a new super modern shower room.

This spacious three-bedroom semi-detached property, with its versatile, bright and well-appointed accommodation, is undoubtedly in walk-in condition and will make a fantastic home, but with holiday homes demanding ever-increasing prices, this substantial property with its magnificent location would make a superb holiday let and a fantastic investment opportunity subject to obtaining the relevant licensing.

The lounge has dual aspect windows and is flooded with natural light; a recently fitted wood-burning stove adds that touch of grandeur; a couple of steps down from the lounge to the immaculate kitchen, which also has its own door back out to the front of the property, fitted with multiple wall and base mounted units with contrasting work surfaces and quality integrated appliances.







The cottage boasts three double bedrooms. A conveniently located double bedroom on the ground floor could be utilised as a snug/home office. A modern shower room completes the ground floor. With further access from the hallway to the rear of the property.







A carpeted staircase leads to the spacious upper landing, again flooded with natural light from a large Velux window. There are two double bedrooms, both with bay windows, one of which has views of the beach. In addition, there are ample storage cupboards on both floors.





Bedroom 3

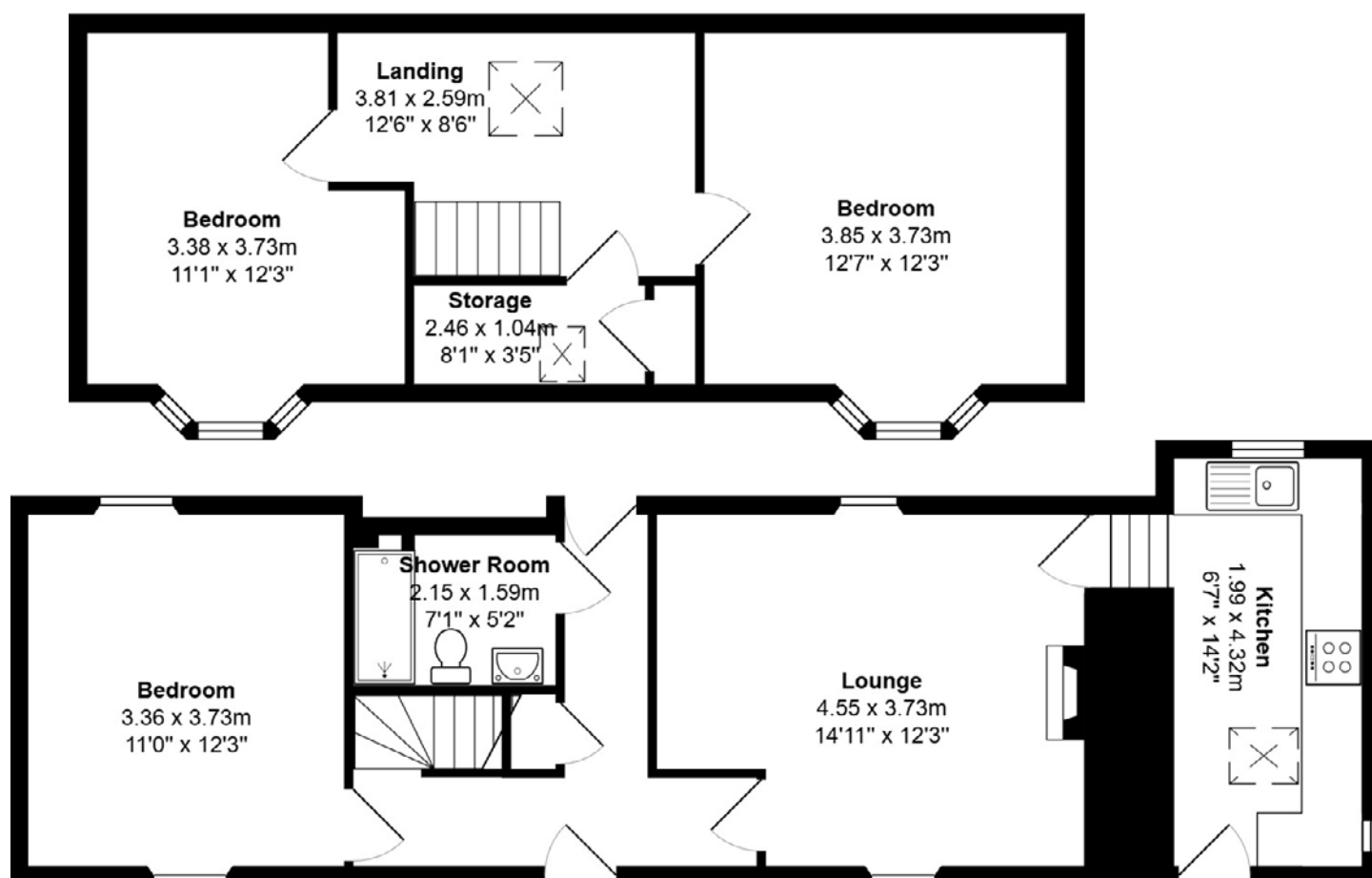






Property Views





Gross internal floor area (m²): 100m²

EPC Rating: D



Free on-street parking is available at the front of the property. The rear courtyard is walled with a pedestrian gate laid partially to decorative stone chip and is an ideal space for some alfresco dining or enjoying the late afternoon sun.



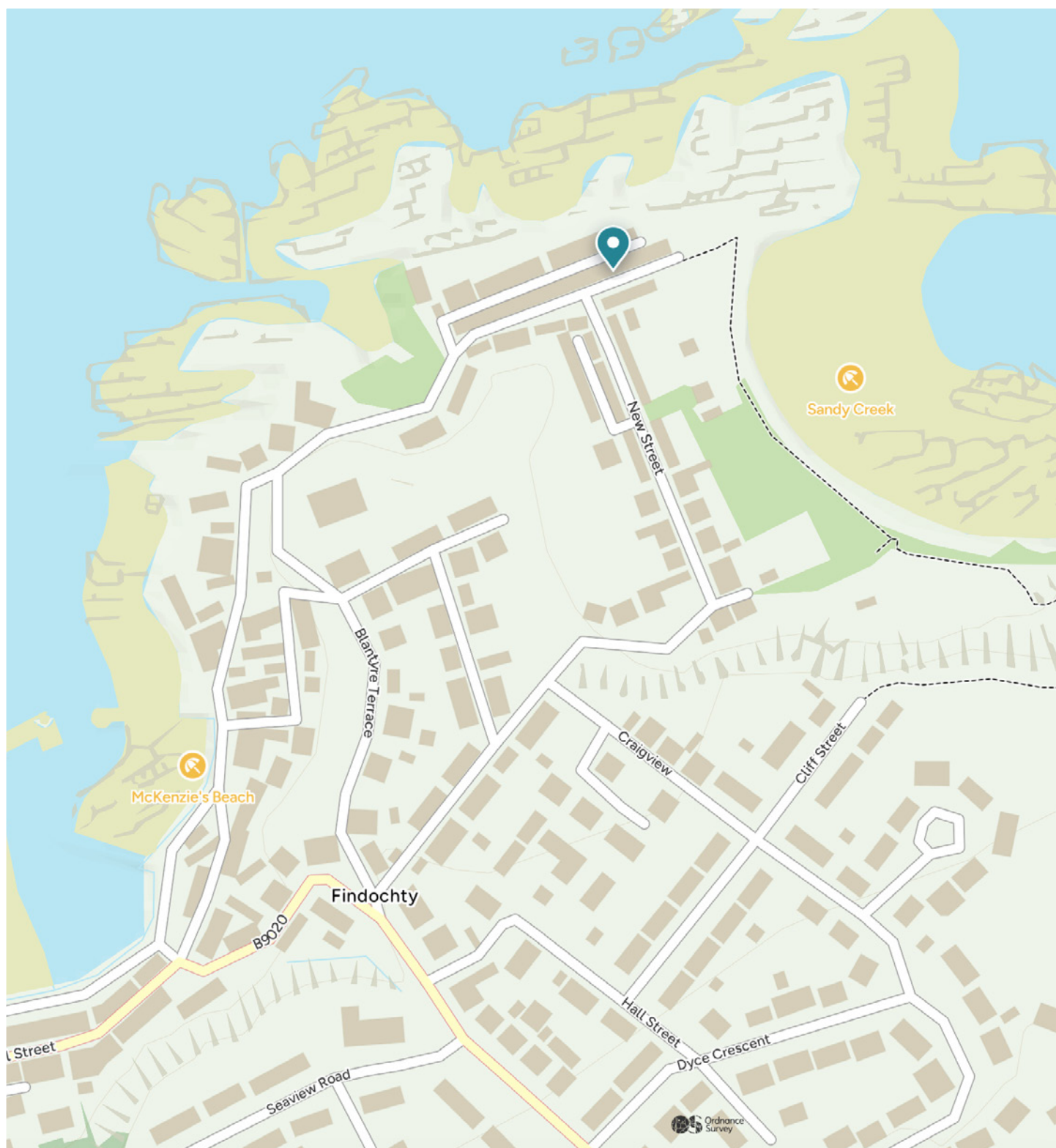


Beach House is located in the lower part of the village, approximately 50 metres from a sandy beach and a couple of minutes' walk to the harbour, the heart of this stunning coastal village. Scenic walks along sandy beaches and rugged coastline offer views of abundant wildlife, including seals, dolphins, and numerous bird species. The Moray Coast enjoys a mild climate, and the nearby River Spey is famous for salmon and trout fishing. The village has a large convenience store, a pharmacy, and pre- and primary schools, with secondary and higher education available in nearby Buckie, just two miles west.

Buckie is a bustling town with a working harbour and marina, a leisure centre with a swimming pool, two links golf courses, bowling greens, and coastal scenery. The town also offers schools, a health centre, shops, supermarkets, restaurants, cafes, pubs, and churches.

A comprehensive East Coast bus network operates through Findochty and Buckie. Elgin, 17 miles away, provides city amenities and excellent educational facilities, with an East Coast Rail network linking to Inverness and Aberdeen. The A96 connects directly to Aberdeen (62 miles east) and Inverness (58 miles west), both with airports offering national and international flights.





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