



I STRATHLENE HOUSE

BUCKIE, AB56 4DJ

£445,000
FREEHOLD

Deena Aranci of Aranci & Firth is delighted to present this impressive five-bedroom coastal home to the market. Boasting breathtaking uninterrupted sea views, generous accommodation and a highly sought-after location, this is a rare opportunity to acquire a truly special property.

Situated in the charming coastal village of Portessie, this exceptional home offers spacious and versatile accommodation, ideally suited to modern family living. Designed to maximise its spectacular setting, many rooms enjoy panoramic views across the Moray Firth, creating a remarkable backdrop throughout.

The welcoming entrance vestibule opens into a spacious reception hall. The impressive living room features a striking bay window perfectly framing the breathtaking sea views, while the formal dining room provides an ideal space for entertaining. The bright sun room offers a peaceful retreat to relax and enjoy the ever-changing coastal scenery. The well-appointed kitchen provides excellent space for everyday family life and is complemented by a separate utility room, useful store and two ground floor W.C's.

The first floor offers five well-proportioned bedrooms, providing flexibility for families, guests or those working from home. The principal bedroom benefits from en-suite facilities, with a separate family bathroom and shower room serving the remaining accommodation. A generous private terrace provides an exceptional outdoor space from which to enjoy the uninterrupted views across the Moray Firth. Externally, the property benefits from generous garden grounds and parking for multiple vehicles.

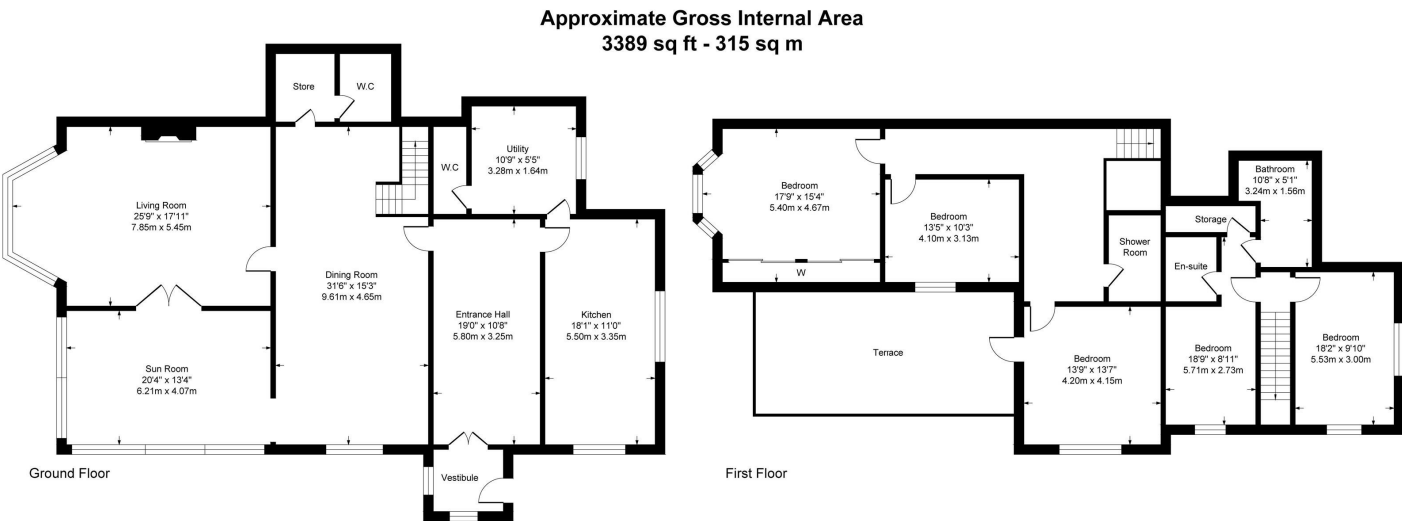
**ARANCI
& FIRTH**
PROPERTY

I STRATHLENE HOUSE

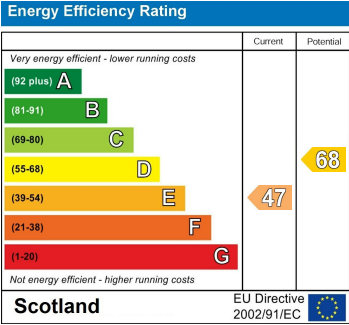
- Spectacular uninterrupted sea views across the Moray Firth
- Five well-proportioned bedrooms
- Spacious living room with bay window
- Formal dining room and bright sun room
- Well-appointed kitchen with separate utility room
- Three bathrooms, including an en-suite to the principal bedroom
- Two ground floor W.C.s
- Generous private terrace with panoramic sea views
- Parking for multiple vehicles
- Sought-after coastal location in Portessie







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.



EPC Rating: E Council Tax Band: F

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.

Aranci & Firth
Caledonian House 164 High Street
Elgin
Moray
IV30 1BD

01343 553 977
deena@aranci-firth.co.uk

