





1 STRATHLENE HOUSE

BUCKIE, AB56 4DJ

£445,000

FREEHOLD

Deena Aranci of Aranci & Firth is delighted to present this impressive five-bedroom coastal home, enjoying an outstanding position in the picturesque fishing village of Portessie, with uninterrupted panoramic views across the Moray Firth.

Offering generous and versatile accommodation over two floors, this substantial home combines an enviable coastal setting with excellent space for family living. A number of rooms enjoy far-reaching sea views, providing a wonderful backdrop to everyday life.

The welcoming entrance vestibule leads into a spacious reception hall. The impressive living room features a striking bay window perfectly positioned to take in the magnificent sea views, while the separate formal dining room provides an ideal setting for entertaining. The bright sun room offers a relaxing space from which to enjoy the coastal outlook.

The well-appointed kitchen provides ample space for everyday living and is complemented by a separate utility room and useful store. Two ground floor W.C.s add further convenience.

On the first floor, five well-proportioned bedrooms offer excellent flexibility for family, guests or home working. The principal bedroom benefits from en-suite facilities, while a family bathroom and separate shower room serve the remaining bedrooms.

ARANCI & FIRTH
PROPERTY

1 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



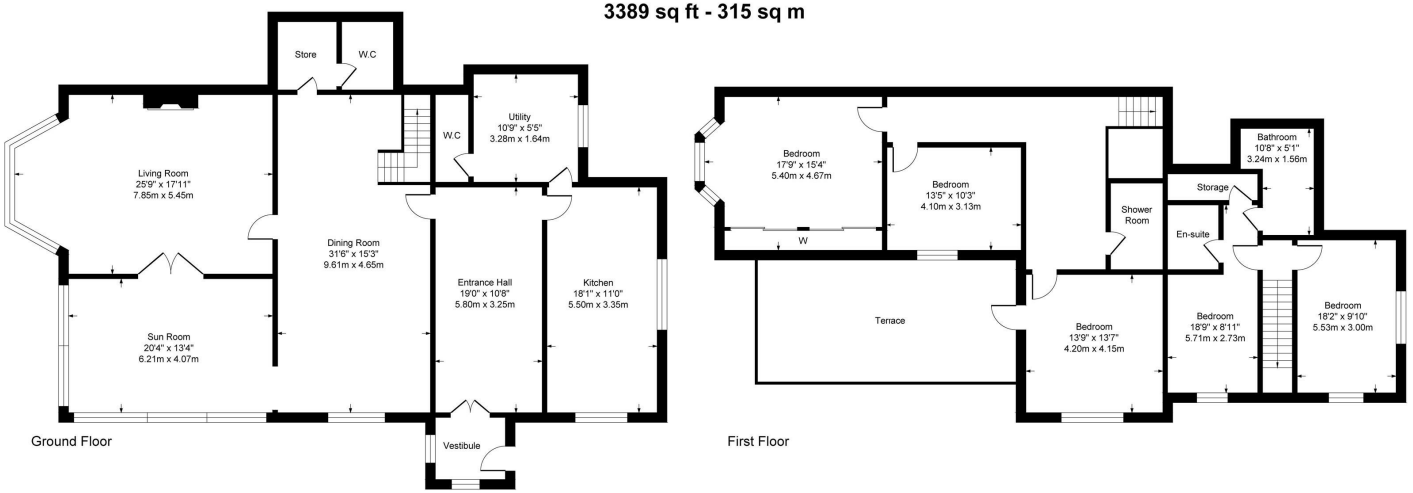






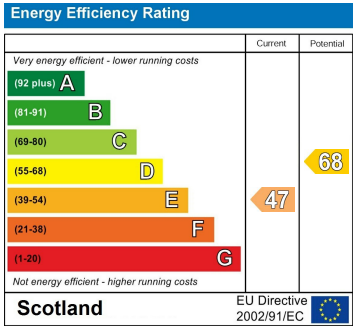


Approximate Gross Internal Area
3389 sq ft - 315 sq m



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.





EPC Rating: E Council Tax Band: F

Disclaimer: These particulars are intended to give a fair description of the property, but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the appliances/services have been tested by us. We recommend that purchasers arrange for a qualified person to check all appliances/services before making a legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Photos may have been altered, enhanced or virtually staged for marketing purposes.

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

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