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ORAN COTTAGE, ORAN *BY BUCKIE, AB56 5EP*



Traditional Detached Dwellinghouse

- Sought after semi-rural location giving lovely views
- D.G, Electric C.H & wood burning stove.
- Porch, Dining/Sitting Room, Fitted Kitchen, Bathroom
- Study/Bedroom 3, 1st Floor Lounge and 2 Bedrooms.
- Garden areas to the front, side & rear. Off road parking.

Offers Over £139,000
Home Report Valuation £170,000

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ORAN COTTAGE, ORAN, BY BUCKIE, AB56 5EP

TYPE OF PROPERTY

We offer for sale this traditional style detached dwellinghouse, which is situated in a sought after semi-rural location, approximately 3 miles from the picturesque Moray Firth Coast. Supermarkets, shops, amenities and secondary schooling can be found at Buckie and Fochabers. Oran Cottage offers accommodation over two floors, it would be enhanced by some redecoration and benefits from double-glazing, electric heating and a wood burning stove. Lovely views over the surrounding farmland towards the Spey Bay, Lossiemouth and across the Moray Firth towards the Caithness Hills can be appreciated from the first floor lounge. Any fitted floorcoverings, curtains, window blinds and light fittings are to be included in the price.

ACCOMMODATION

Entrance Porch 1.50 m x 1.47 m

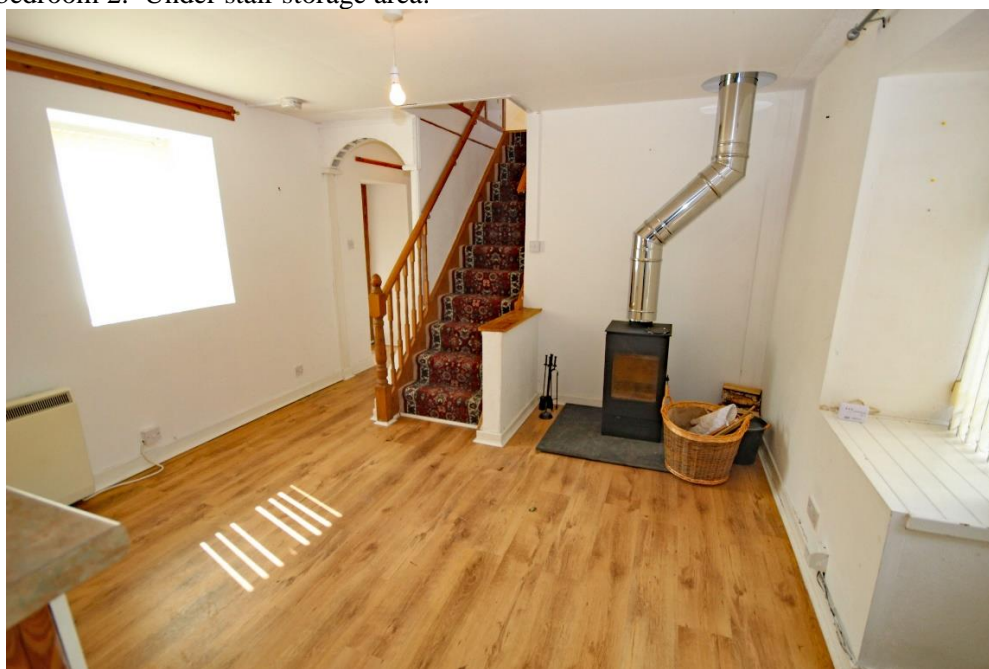
Enter through glass panelled exterior door into porch, which has front and side facing windows. Glass panelled door to the hallway.

Hallway

Enter into hallway, which allows access to the sitting/dining area, bathroom and bedroom 2. Under stair storage area.

Dining/Family Sitting Area 3.73 m x 3.54 m

Front and rear facing windows. Wood burning stove set on a slate hearth. Open plan with steps up to the kitchen area. Glass panelled exterior door allowing access to the decking area at the rear of the property.



Kitchen 4.48 m x 3.55 m

Open plan from the dining/family sitting area. Large front facing window. The kitchen has been fitted with a selection of base and wall mounted units in a coloured, country shaker style finish with marble effect countertops.

Integrated electric hob, oven and extractor hood. Sink and drainer unit. Splashback wall tiling. Fitted breakfast bar areas and bottle racks. Glass panelled door to the study/bedroom 3.





Study/Bedroom 3 **3.94 m x 1.80 m**
Side facing window. This room has most recently been used as an office/study but has been used as a single/childs bedroom.



Bathroom **2.29 m x 1.76 m**
Rear facing window. Fitted with a white suite comprising of toilet, wash hand basin and shaped bath with "shower fitment above. Decorative splashback wall tiling. Fitted bathroom cabinets.



Bedroom 2

3.70m x 2.68m

Double size, double aspect room with front and side facing

windows. Built-in cupboard under the side facing window housing the fuse box.



Staircase

A carpeted staircase with wooden banister and spindles gives access from the dining/family sitting area to the first floor lounge. **The first floor accommodation has some coombed ceilings and measurements are given at widest points.**

Lounge

8.78 m x 4.41 m

A spacious room made exceptionally bright and airy with two front facing windows, a side facing window and three rear facing windows. Lovely views over open farmland to towards the coastal villages and across the Moray Firth can be appreciated from this room making it a perfect spot for enjoying the beautiful sunsets. Built in cupboard with airing shelving and the hot water tank. Door to bedroom 1.



Bedroom 1

3.88 m x 3.76 m

Double bedroom with front facing window.



OUTSIDE

Garden areas to the front, side and rear of the property. The front garden has an area laid in grass with some mature shrub borders. An area to the west side of the property has been laid in stone chips providing off road parking space. A small garden area to the rear of the driveway has also been laid mainly in grass. Timber decking area to the rear of the property provides a super space for entertaining and alfresco dining.





SERVICES

Mains water and electric. Drainage is to a septic tank.

ITEMS INCLUDED

Any fitted floorcoverings, curtains, window blinds and light fittings. The integrated kitchen appliances.

Council Tax

The property is registered as band C

EPC Banding

EPC=D

Viewing

By appointment only which can be arranged by contacting our Buckie Office on 01542 833255

Email buckie.property@stewartwatson.co.uk

Reference Buckie/CF



The view towards the Moray Firth Coastline from the first floor lounge.

These particulars do not constitute any part of an offer or contract. All statements contained therein, while believed to be correct, are not guaranteed. All measurements are approximate. Intending purchasers or leasees must satisfy themselves by inspection or otherwise, as to the accuracy of each of the statements contained in these particulars.

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