

# STEWART & WATSON

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## ORAN HOUSE, ORAN, CLOCHAN *BY BUCKIE, AB56 5EP*



### *Traditional Detached Dwellinghouse*

- Semi-rural location boasting exceptional sea views
- Spacious home with D.G, oil C.H & open fire.
- Hallway, Lounge, Kitchen, Sitting/Dining Room
- Bathroom, Toilet & 3 Double Bedrooms.
- Large garden. Off road parking. Workshop/Studio.

***Offers Over £220,000***  
***Home Report Valuation £220,000***

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## ORAN HOUSE, ORAN, BY BUCKIE, AB56 5EP

### TYPE OF PROPERTY

We offer for sale this traditional 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 House offers exceptional views over the surrounding farmland towards the Spey Bay, Lossiemouth and across the Moray Firth towards the Caithness Hills. This home offers spacious, well appointed accommodation over two floors and benefits from double-glazing and oil fired central heating. The present owners have decorated the property in neutral tones and all fitted floorcoverings, curtains, window blinds and light fittings will remain leaving this home in a move in condition.

### ACCOMMODATION

**Lounge** **4.49 m x 3.85 m**  
Bright and airy, double aspect room with front and side



### Hallway

Enter through glass panelled exterior door into the hallway, which has doors to the lounge, bathroom and bedroom 1. The staircase allows access from this area to the first floor accommodation.



facing windows. Tiled fire surround suitable for open fire. Door to the inner hallway.



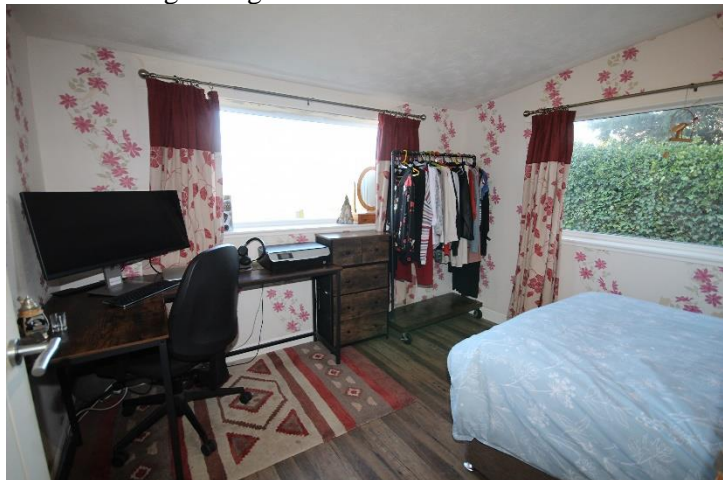
### Inner Hallway

This area has doors to the lounge, sitting/dining room and the kitchen.

### Sitting/Dining Room

**3.51 m x 3.16 m**

Double aspect room side and rear facing windows giving fine views over farmland towards Spey Bay, Lossiemouth and across the Moray Firth. This room is presently used as an additional ground floor bedroom but provides space for use as a sitting/dining room.



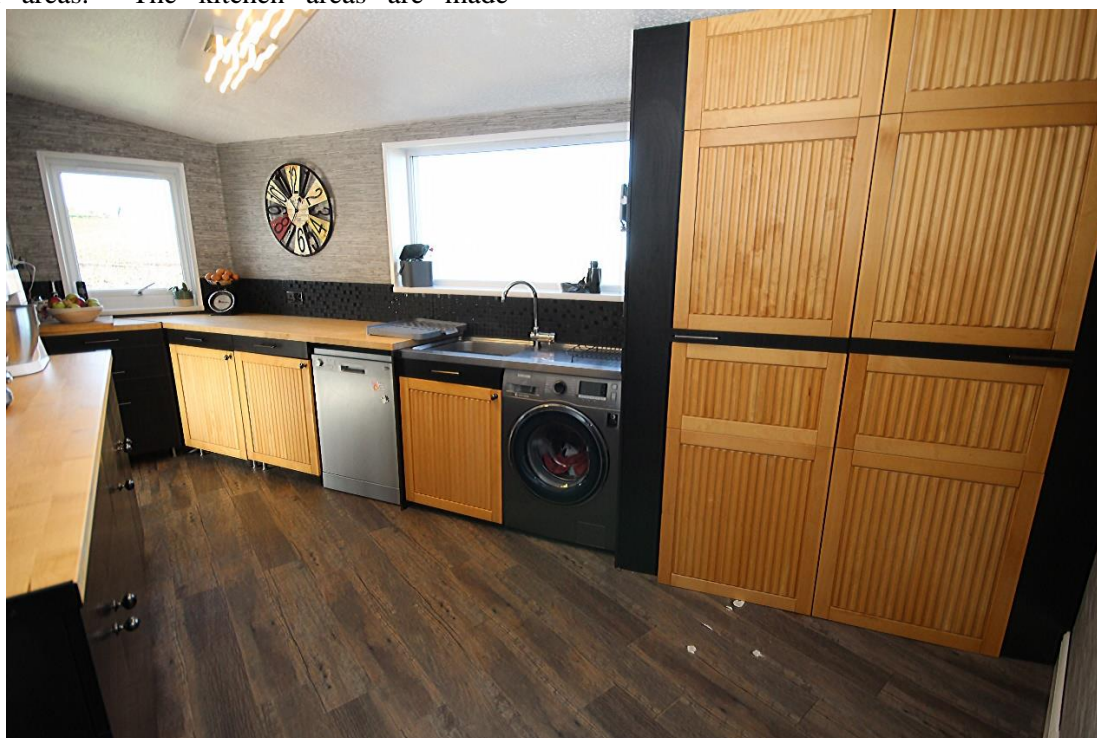
exceptionally bright and airy with windows on three sides enjoying views over the gardens and across the farmland towards the coastal villages and Moray Firth. Fitted with a modern selection of base and wall mounted units in a beech and black finish with beech effect countertops. Stainless steel sink and drainer unit with mixer tap. The oil fired central heating boiler and hot water tank are concealed within the kitchen units. The electric cooker is included in the sale price. Glass panelled door to the side porch.



### Kitchen

**4.72 m x 2.72 m and 3.00 m x 2.41 m**

The kitchen is L shaped, open plan with measurements given of both areas. The kitchen areas are made



### Side Porch/Boot Room

This area provides useful storage for outside boots and coats. Fitted shelving and hanging rails. Glass panelled door from the kitchen. Glass panelled exterior door to the enclosed garden area.



### Bathroom

3.52 m x 2.10 m

Rear facing window. Fitted with a white suite comprising of toilet, wash-hand basin, bath and separate shower cubicle. Full wet wall panelling.

### Bedroom 1

3.82 m x 3.69 m

Spacious double bedroom with front facing window. Recessed former fireplace area providing a display alcove.



### Staircase

A carpeted staircase allows access from the entrance hallway to the first floor accommodation. The landing has a front facing Velux style roof window and doors to the toilet, bedroom 2 and bedroom 3. Storage space. Three, double built-in cupboards with fitted hanging rails providing excellent wardrobe space. **The first floor accommodation has some coombed ceilings and measurements are given at widest points.**



### Bedroom 2

**5.23 m x 4.08 m**

Spacious L-shaped bedroom with a seating/dressing area. Ceiling hatch allowing access to the loft space.



**Toilet** **1.33 m x 1.07 m**  
Fitted with a white suite comprising of toilet and wash-hand basin.

**Bedroom 3** **4.10 m x 3.64 m**  
Double bedroom with front facing window giving fine views over farmland towards the neighbouring coastal villages and across the Moray Firth. Ceiling hatch allowing access to the loft space.



**OUTSIDE**  
The property occupies a generous site with garden areas to the front and sides. A stone chipped drive provides off road parking spaces for a number of vehicles. The garden area immediately to the front of the property has been laid in stone chips for ease of maintenance, it is enclosed and provides an ideal space for those with children and pets. The front of the property enjoys a generally westerly aspect making it a super suntrap in the summer months. Large area

laid in grass with some mature shrubs and trees. Lovley views towards the Moray Firth can be appreciated from the garden areas.

**Workshop/Studio**

Attached workshop/studio with power and light. This area is presently used as a studio/workshop but has previously been used as a garage. Glazed patio doors from the driveway. Glass panelled door to the enclosed garden area.







**SERVICES**

Mains water and electric. Drainage is to septic tank.

**ITEMS INCLUDED**

All fitted floorcoverings, curtains, window blinds and light fittings. Electric cooker in the kitchen (this is in working order but no warranties are given for it). Wooden garden shed (brown).

**Council Tax**

The property is registered as band D

**EPC Banding**

EPC=E

**Viewing**

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

**Email** [buckie.property@stewartwatson.co.uk](mailto:buckie.property@stewartwatson.co.uk)

**Reference** Buckie/CF



**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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