

grantsmith
LAW PRACTICE

12 Rannas Place Portessie Buckie AB56 1SQ
£80,000 offers over

Property summary

Detached Two Bedroom Cottage with Sea Views

Gas Central Heating; Double Glazing

Council Tax Band A, EPC Band D

Full details

Portessie is a coastal village situated just a mile from the town of Buckie, in the County of Moray, one of the sunniest and driest regions of Scotland. Buckie and the surrounding area offer a wide range of excellent places to stay, eat, and shop. The Moray Coast is renowned for its breathtaking scenery, long sandy beaches, and abundant wildlife, as well as its leisure and recreation opportunities, including golf and angling.

Portessie has its own primary school, with secondary education available in Buckie. Elgin, Aberdeen, and Inverness are all within commuting distance, with train stations at Keith and Elgin providing direct links to both Aberdeen and Inverness. Buckie and Elgin also offer major supermarkets, independent shops, and a good range of sporting and recreational facilities. Both Aberdeen and Inverness provide all the amenities expected of a city, including retail parks, rail links, and airports.

This home is in need of renovation and modernisation but sits in a wonderful location only metres from the sea, with a sea view from some of the front facing rooms. The accommodation comprises: on the ground floor, living room, kitchen, bathroom and sitting room/ground floor bedroom; and on the first floor, large landing and 2 bedrooms. All fitted carpets, floor coverings, window blinds and light fittings are included in the sale price.

Access is via timber door leading into the hall, which in turn accesses the living room, bathroom, sitting room and the staircase to the first floor. The hall has a large under stair storage cupboard.

The living room is a dual aspect room with a tiled fireplace housing a gas fire. A door from the living room leads into the kitchen. The kitchen also has windows to the front and rear as well as an timber exterior door. The kitchen has an area of worktop and a sink unit.

The bathroom is fitted with a white three piece suite consisting bath, wc and handbasin. The room has a frosted rear facing window.

Type: Detached House

Availability: For Sale

Bedrooms: 2

Bathrooms: 1

Reception Rooms: 2

Parking: On Road Parking

Council Tax Band: A

The sitting room is a dual aspect room, with windows to the front and side. There is a tiled fireplace.

A staircase leads to the a large landing which access both bedrooms which have roof windows.

Living Room	4.60 x 5.70m
Kitchen	2.60 x 2.80m
Bathroom	3.00 x 1.90m
Sitting Room	4.60 x 3.30m
Bedroom 2	3.34 x 3.15m
Bedroom 3	3.34 x 3.60m

Important Information

These particulars do not constitute any part of an offer or contract. All statements contained therein while believed to be correct are not guaranteed. Intending purchasers must satisfy themselves by inspection or otherwise, as to the accuracy of each of the statements contained within these particulars. No warranty is provided for any appliances included in the sale.

Type: Detached House

Availability: For Sale

Bedrooms: 2

Bathrooms: 1

Reception Rooms: 2

Parking: On Road Parking

Council Tax Band: A































GROUND FLOOR



1ST FLOOR



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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

Why choose Grant Smith Law Practice

Grant Smith Law has offices in Aberdeen, Turriff, Elgin, Banff, and Buckie. Whether you are looking for a well-appointed apartment in Aberdeen or a country property in Aberdeenshire, Banffshire, or Moray, we are ideally placed to help.

Looking for your next home in the North East? Whether you want a town house in Aberdeen or a country property in Aberdeenshire, Banffshire, or Moray, we can help. With offices in Aberdeen, Turriff, Elgin, Banff, and Buckie, we know the local market and guide you from first viewing to completion.

- Trusted since 1993
- Property specialists
- Local to you
- Plain speaking
- Experts who listen
- Full legal service

Get in touch

To arrange a viewing or discuss your property, get in touch with us today.

Call us
Aberdeen: 01224 621620
Turriff: 01888 562245
Banff: 01261 815678
Banff Meeting Rooms: 01261 815678
Buckie: 01542 831307
Elgin: 01343 544466

Follow us
Facebook
LinkedIn

Visit our website
www.grantsmithlaw.co.uk

grantsmith
LAW PRACTICE