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LAW PRACTICE

Forget Me Not Cottage 15 Findlater Street Portessie Buckie
AB56 1SN
£150,000 offers over

Property summary

Forget Me Not Cottage, 15 Findlater Street, Portessie, Buckie, AB56 1SN

Detached Three Bedroom Cottage with Sea Views

Tripe-Glazing installed 2025, Gas Central Heating; EPC Band E

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.

Full details

This home enjoys uninterrupted, ever changing sea views and has been lovingly upgraded by the current owner, who describes her home as “my little cottage by the sea”. The seller is reluctantly marketing Forget Me Not to start a new adventure with a new partner, extended family and dogs. Whilst her time in the cottage has been short, Forget me Not has been a “dream home with fantastic neighbours which will bring the new owner so much joy”.

The accommodation comprises: on the ground floor, living room, kitchen, bathroom and two bedrooms; and on the first floor a large open plan attic room/bedroom 3 with access to a large loft space. All fitted carpets, floor coverings, window blinds and light fittings are included in the sale price.

The property is well presented, and is in walk-in condition, sea views can be appreciated from a number of rooms. Access is via a triple glazed uPVC door leading into the hall, which in turn accesses the living room, bedrooms 1 & 2 and the staircase to the first floor. The hall retains some traditional features including wall paneling and decorative coving with the addition of a modern floral print wallpaper and laminate flooring.

Type: Detached House

Availability: Sold

Bedrooms: 3

Bathrooms: 1

Reception Rooms: 1

Parking: On Road Parking

Council Tax Band: A

The living room is accessed via a glazed door and is a bright and welcoming dual aspect room with both windows having deep display sills. From the rear facing window is the first of the uninterrupted sea views. Decorated in neutral tones with a feature wall the living room has newly laid vinyl herringbone flooring and a light fitting with fan. The focal point of the room is the wooden fire surround with electric fire.

Off the living room is a modern kitchen which is fitted with a selection of base and wall-mounted units with contrasting worktop and tiled splashback. Integrated appliances include, an electric oven, newly fitted electric hob with extractor above. The washing machine, dishwasher and fridge-freezer will also remain. A ceramic 1 ½ sink with drainer and mixer tap sits under the double glazed roof window which adds to the natural light given by the front facing window.

The bathroom is fitted with a white three piece suite with a mains shower with dual heads over the bath. The black hardware and towel rail contrasts with the white tiling giving a monochrome look to the modern bathroom. A storage cabinet under handbasin will remain. Two frosted rear facing windows bring in natural light and a new extractor fan has also been fitted.

Bedroom 1 is a large double with a window to the front of the property, bedroom 2 is rear facing and has a lovely view across the moray firth. Both ground floor bedrooms are decorated in neutral tones with feature walls and fitted carpets. Bedroom 2 has the benefit of a large understairs cupboard.

A newly laid carpet on the staircase leads to a large open plan first floor. The room has two sections one with laminate flooring and also a carpeted area. Within the room is an eves cupboard as well as cupboard housing the boiler. Three double glazed roof windows provide natural light into this room which could function as the third bedroom as well as an office or a hobby/craft room. Also within the room is access to the large loft storage room.

Living Room	4.10 x 2.88m
Kitchen	3.10 x 2.35m
Bathroom	1.60 x 3.10m
Bedroom 1	4.10 x 3.25m
Bedroom 2	3.00 x 3.98m
Bedroom 3	3.90 x 3.00m

Type: Detached House

Availability: Sold

Bedrooms: 3

Bathrooms: 1

Reception Rooms: 1

Parking: On Road Parking

Council Tax Band: A

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: Sold

Bedrooms: 3

Bathrooms: 1

Reception Rooms: 1

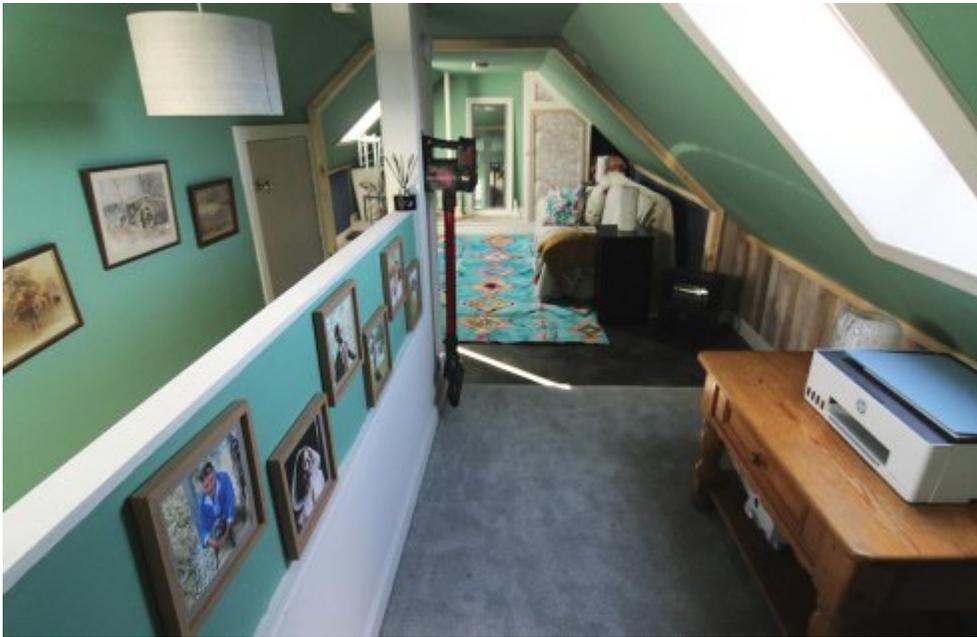
Parking: On Road Parking

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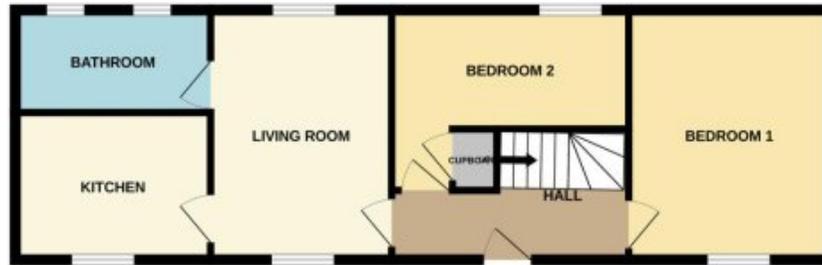




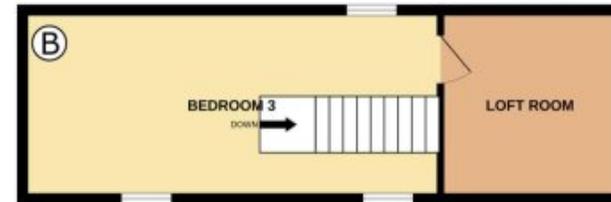




GROUND FLOOR



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.
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