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LAW PRACTICE

6 Duke Street, Findochty, AB56 4PR  
£155,000 offers over

## Property summary

Findochty is a village in Moray, renowned for being one of the sunniest and driest counties in Scotland. It offers a wide range of excellent places to stay, eat, and shop. The county is famed for its breathtaking scenery, long sandy beaches, and diverse wildlife, providing wonderful leisure and recreational opportunities, including golf and angling. Findochty is on a bus route with easy access to the nearby town of Buckie and the larger town of Elgin, both of which offer major supermarkets, a good selection of independent shops, and various sporting and recreational facilities. Aberdeen and Inverness are both within a reasonable commuting distance.

Situated just metres from the coastline and a small sandy beach, this home enjoys a fantastic location and is within easy reach of village amenities and the local primary school. The property has been recently upgraded with a new uPVC door and ground-floor windows installed in March 2025. RS Building Preservation have treated the wood infestation and a 30 Guarantee Certificate issued. The central heating boiler was renewed in 2022. The accommodation includes a lounge, kitchen, utility room, shower room, and a double bedroom on the ground floor. The first floor has two additional double bedrooms. All fitted carpets, floor coverings, window blinds, and light fittings are included in the sale price.

## Full details

The property is entered through a uPVC door into the hall, which provides access to the lounge, shower room, ground-floor bedroom, and staircase to the first floor. The lounge has a window to the front of the property, with its focal point being an open fire with a wooden fire surround and a tiled hearth. The room retains many traditional features, including ceiling beams and wood panelling. It is finished with laminate flooring and leads to the kitchen.

The kitchen, fitted in 2022, features a modern grey gloss finish with ample base and wall-mounted units, contrasting worktop and splashback. Integrated appliances include an electric oven and hob with a cooker hood and extractor above. The fridge will also remain. The stainless steel sink has a drainer and mixer tap. A marble-effect worktop extends to form a fitted breakfast bar, and the barstools will also remain. The kitchen has a tiled floor and provides access to the utility room and the rear garden through an exterior uPVC door.

The utility room provides a laundry area with plumbing for a washing machine (which will remain) and space for a tumble dryer. The freezer will also remain. It also features a sink and additional storage space. The utility room overlooks the rear garden. The ground-floor bedroom is a spacious double with windows to both the front and rear. It is decorated in neutral tones with laminate flooring.

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**Type:** Semi-Detached House

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**Availability:** For Sale

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**Bedrooms:** 3

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**Bathrooms:** 1

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**Reception Rooms:** 1

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**Parking:** On Road Parking

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**Outside Space:** Rear Garden

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**Council Tax Band:** A

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The shower room, also on the ground floor, consists of a three-piece suite: a WC, a hand basin, and a shower cubicle housing an electric shower, with aqua panelling around the shower area. The walls are panelled, and there are two windows to the rear. An understairs cupboard is also located within the shower room. A carpeted staircase leads to the first-floor landing, which provides access to both bedrooms. These bedrooms have roof windows and fitted carpets. The wardrobes in bedroom 3 will remain. The wardrobes in Bedroom 3 will remain.

#### **Outside**

The property has a rear garden, accessible via the kitchen and a lane from the street. The garden is mainly laid to lawn and serves as a wonderful sun trap. Within the garden, there is a stone-built workshop with power and light, as well as an attached storage shed. The workshop has fitted workbenches, and its roof has been recently renewed. The property is just metres from a small sandy beach, as well as a larger beach to the east of the village.

#### **Room Dimensions**

Lounge - 3.60m x 3.60m  
Kitchen - 4.30m x 2.10m  
Utility Room - 3.60m x 1.50m  
Shower Room - 3.10m x 1.50m  
Bedroom 1 - 3.60m x 3.60m  
Bedroom 2 - 3.60m x 3.60m  
Bedroom 3 - 3.60m x 3.60m  
Workshop - 4.50m x 4.50m

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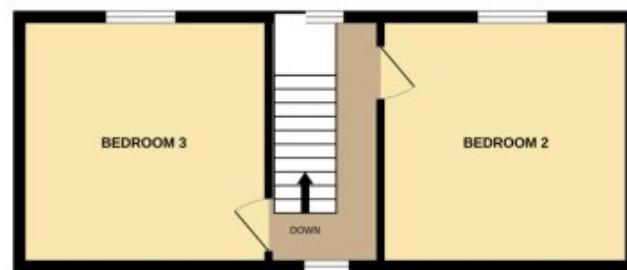




GROUND FLOOR



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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