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LAW PRACTICE

The Haven 15 Marchmont Crescent Buckie AB56 4BX  
£270,000 offers over

## Property summary

Detached Family Home with Uninterrupted Sea Views

Double Glazing, Oil Central Heating, Drive, Garage & Front & Rear Gardens

Council Tax Band Currently E, EPC Band E

Offers Over £270,000

The Haven is a 3 bedroom family home located in Buckie within the County of Moray, which is renowned as being one of the sunniest and driest Counties in Scotland. Buckie and the surrounding area have a wide range of excellent places to stay, eat and shop. The Moray coast is famed for its breathtaking scenery, long sandy beaches, wildlife and offers wonderful leisure and other recreational opportunities including golf and angling. Sitting on the east of the town The Haven is in easy walking distance of all local amenities, including primary school with secondary schooling. Elgin, Aberdeen and Inverness are all within easy commuting distance whilst train stations at Keith and Elgin provide direct links to Aberdeen and Inverness. Buckie and Elgin offer major supermarkets, a good selection of independent shops, sporting and recreational facilities. Aberdeen and Inverness provide all of the facilities expected from a city, with an excellent selection of shopping, retail parks and associated services, rail links and airports.

## Full details

The Haven is a detached family home which enjoys an elevated spot providing fantastic sea views across the harbour and Moray Firth and Caithness hills beyond. This home sits on a generous plot with a large south facing garden.

The property is accessed via a glazed porch. The owner has submitted planning permission to extend the porch under Moray Council ref 26/00582/APP. The porch opens via a glazed door into the hall which accesses the living room, dining room, bedrooms 1 & 2, shower room and stairs to the first floor. Storage is found in the hall via two shelved cupboards.

The living room is the first room to offer the fantastic uninterrupted sea view from the large bay window and is a perfect spot from which to enjoy the enviable view. The living room has an open fire set within a tiled fireplace. The room is decorated in neutral tones and finished with a tartan carpet which continues from the hall and into the dining room. The dining room is a wonderfully bright room with a glazed door and side screens providing the entrance from the hall and a bay window overlooking the south facing rear garden.

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**Type:** Detached House

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**Availability:** For Sale

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**Bedrooms:** 3

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**Bathrooms:** 2

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**Reception Rooms:** 2

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**Parking:** Driveway, Single Garage

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**Outside Space:** Front Garden, South Facing Garden

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**Council Tax Band:** E

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The dining room opens directly into the kitchen which is fitted with ample base and wall mounted handleless units with contrasting worktops and matching upstands. Integrated appliances include an electric oven, hob and extractor above, dishwasher, fridge and freezer. The 1 ½ sink with drainer and mixer tap sits under the window which overlooks the rear garden. From the kitchen is the rear hall which accesses the utility/wc, garage and exterior door out to the garden. The utility room has a wc and handbasin, plumbing for a washing machine and also houses the boiler. A window from the utility overlooks the rear garden.

Bedroom 1 is a good sized double room which also enjoys a sea view. The room has been tastefully decorated in neutral tones and has a fitted carpet. Bedroom 2 is also a good sized double room which is rear facing, freshly decorated and finished with laminate flooring. Between the two bedrooms is the ground floor shower room which has a frosted window to the side. The three piece suite consists of a wc and handbasin within a vanity unit and shower cubicle housing a mains dual headed shower. The shower room is finished with aqua-panelling and has a shelved storage cupboard.

The carpeted staircase leads up to the first floor landing which accesses bedroom 3, shower room and a large attic room which given the correct consents could be converted into a fourth double bedroom. Bedroom 3 is a large room which enjoys a sea view from the side window. The first floor shower room has a velux window to the front and consists of a three piece suite with wc, handbasin and shower cubicle with electric shower. The attic room provides fantastic storage.

## Outside

The garden to the front of the property is laid mainly to stone chip, with an area of lawn and a drive leading to the garage. The garage has an electric door, power and light and has a door which opens into the rear hall. The large rear south facing garden is laid mainly to lawn with a patio and areas of established planting. Outside tap and a garden shed provides garden storage.

### Ground Floor

Porch	1.60 x 1.80m
Hall	5.80 x 2.98m
Living Room	5.30 x 4.40m

### First Floor

Bedroom 3	4.76 x 4.28m
Shower Room	2.57 x 1.75m
Attic Room	4.76 x 3.56m

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Kitchen	3.25 x 3.85m
Dining Room	3.86 x 3.00m
Bedroom 1	3.56 x 4.10m
Bedroom 2	4.00 x 3.52m
Shower Room	2.96 x 2.12m

### 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. All measurements are approximate, intending purchasers must satisfy themselves by inspection or otherwise, as to the accuracy of each of the statements contained within these particulars.

All fitted floor coverings, curtains, blinds, light fittings (with the exception of bed 1) within the property are to be included in the sale. No warranty is given regarding the integrated goods which will remain in the property.

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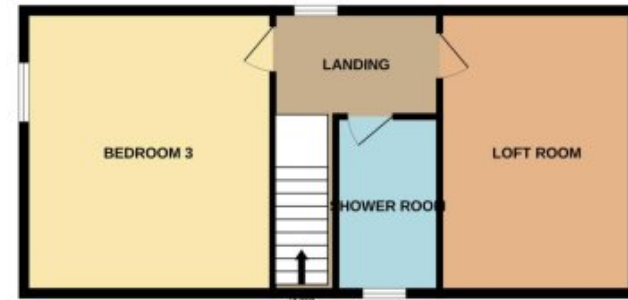




GROUND FLOOR



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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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.

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Plain speaking

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Experts who listen

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Full legal service

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