



Rathburn House, March Road, Buckie, AB56 4BW
£520,000 offers over

Property summary

Detached Six Bedroom Home With Uninterrupted Sea & Country Views

Garage, Drive, Large Gardens

Double-Glazing, Gas Central Heating

EPC Band D Council Tax Band F

Full details

Rathburn House sits on the east side of the popular coastal town of Buckie on the Moray coast. Moray is renowned as being one of the sunniest and driest counties in Scotland and has a wide range of excellent places to stay, eat and shop. The county is famed for its breathtaking scenery, long sandy beaches, wildlife and offers wonderful leisure and recreational opportunities. Buckie has a rich and diverse range of services, amenities, major supermarkets, a good selection of independent shops, sporting and recreational facilities. Buckie is close by to several small villages which are a haven for arts, cultural and social events. Elgin, Aberdeen and Inverness are all within easy commuting distance whilst train stations at Keith and Elgin provide direct links. 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.

Rathburn House is a detached six bedroom family home which enjoys an elevated spot providing fantastic 360 degree views across the harbour, Moray Firth, Caithness hills beyond and country views towards the Hill of Maud. This home sits on a generous plot of approximately 2 acres. The property dates back to the Victorian era and was previously the home of James Archibald, Provost of Buckie and Lord Lieutenant of Banffshire. On his death in 1946 the property was converted into a Hotel. It was renovated back to a family home and retains beautiful traditional features, including window panelling, deep skirtings, cornicing and wood panelled doors. Rathburn House has been finished to a high standard and is in walk-in condition.

The property is accessed via two gates from March Road, onto a circular tarmac driveway. The home entrance is via a tiled outdoor porch opening into the entrance vestibule hall which in turn accesses the hall. The hall accesses all the ground floor accommodation (with the exception of the utility room) and the carpeted staircase to the first floor. The first of the three public rooms on the ground floor is the living room which sits on the north west corner of the home and has two large bay windows, providing sea views. The room has curved walls and beautiful cornicing, with a wood burner also installed. On the south west corner is the sitting room which is another dual aspect room with bay windows bathing the room in natural light. This room is also full of

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Availability: For Sale

Bedrooms: 6

Bathrooms: 5

Reception Rooms: 3

Parking: Driveway, Single Garage

Outside Space: South Facing Garden

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traditional features with the addition of two alcoves with glass shelving. The dining room sits on the south east and is also bathed in natural light from the bay window and second window overlooking the garden.

The modern dining kitchen has an abundance of base and wall mounted units with contrasting worktops and tiled splashback. A large kitchen island offers informal dining with additional kitchen storage below. Integrated appliances include a 5 ring gas hob with extractor above, double oven, microwave, dishwasher and 1 ½ stainless steel sink with mixer tap. There is space within the kitchen for an American style fridge/freezer. The kitchen has windows overlooking the garden and a glazed door opens directly onto an area of decking. A door from the kitchen opens into the utility room which also has a exterior door to the front of the property and a door into the garage. The utility has further kitchen storage, worktop, sink and space for washing machine and tumble as well as housing the two boilers.

Also from the hall is the cloakroom which is fitted with a white wc and handbasin. Further storage can be found in the hall via a double door wardrobe and large understairs stair cupboard.

A traditional wooden staircase with decorative spindles leads up to the first floor via a half landing which is bathed in light from the two story picture windows. The landing accesses the first 4 double bedrooms which all have their own ensuite shower rooms. The first floor has a built-in cupboard and a door accesses the staircase to the second floor. Bedrooms 1-4 overlook each corner of the home, providing a different view from each room. Bedroom one is south facing with a bay window, with storage via a built-in double wardrobe. The ensuite shower room has a frosted window to the south, tiled shower cubicle with mains shower finished with a white wc & handbasin. Bedroom 2 is a dual aspect room with windows to the south east and west. The ensuite in bedroom 2 has a modern suite with floating wc and handbasin set within a vanity unit, mains shower and towel rail. Bedroom 3 is also dual aspect room with fantastic sea views. This room is fitted with a large built-in wardrobe consisting of hanging rails and shelving. A large ensuite within this room has a large shower cubicle, wc and floating handbasin with vanity below, chrome towel rail and a frosted window. Bedroom 4 has a sliding door which accesses its ensuite shower room.

The second floor is accessed via a carpeted staircase onto the landing which has a large roof window. There are two further double bedrooms, with bedroom 6 having a north facing window and bedroom 5 a window to the south. A bathroom with a white three piece suite consisting bath, wc and handbasin has a roof window. Also on the second floor are two walk-in storage cupboards.

Outside

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The property sits within a large plot measuring approx. 2 acre and is laid mainly to lawn. A decked area with retractable awning has sea views. The hot tub at the decking may be available to purchasers. The large driveway offers parking for numerous vehicles and leads to the integrated garage. An electric vehicle charging point is fitted at the garage. Also within the garden are a green house and concrete garden store and wooden log store.

The garage has a metal door and has power and light. The garage has windows to the rear and a door into the utility. A sauna is currently in situ within the garage and may also be available to the purchasers.

Living Room	4.60 x 6.52m	Bedroom 1	5.80 x 3.80m	Bedroom 4	4.10 x 4.22m
Sitting Room	4.60 x 4.52m	Ensuite 1	3.15 x 1.75m	Ensuite 4	2.48 x 1.40m
Dining Room	5.82 x 3.70m	Bedroom 2	4.10 x 4.90m	Bedroom 5	4.10 x 3.30m
Kitchen	5.46 x 4.42m	Ensuite 2	2.25 x 1.40m	Bedroom 6	4.10 x 2.60m
Utility Room	5.83 x 2.05m	Bedroom 3	5.43 x 4.05m	Bathroom	1.80 x 2.40m
Cloakroom	1.62 x 0.90m	Ensuite 3	2.75 x 2.60m	Garage(internal)	6.00 x 4.45m

Important Information

All fitted floor coverings, curtains, blinds and light fitments are to be included in the sale. No warranty is given regarding the appliances which will remain in the property.

The property is fitted with an alarm system which currently disabled. The home also has a central vacuum system with the collection cylinder within the garage.

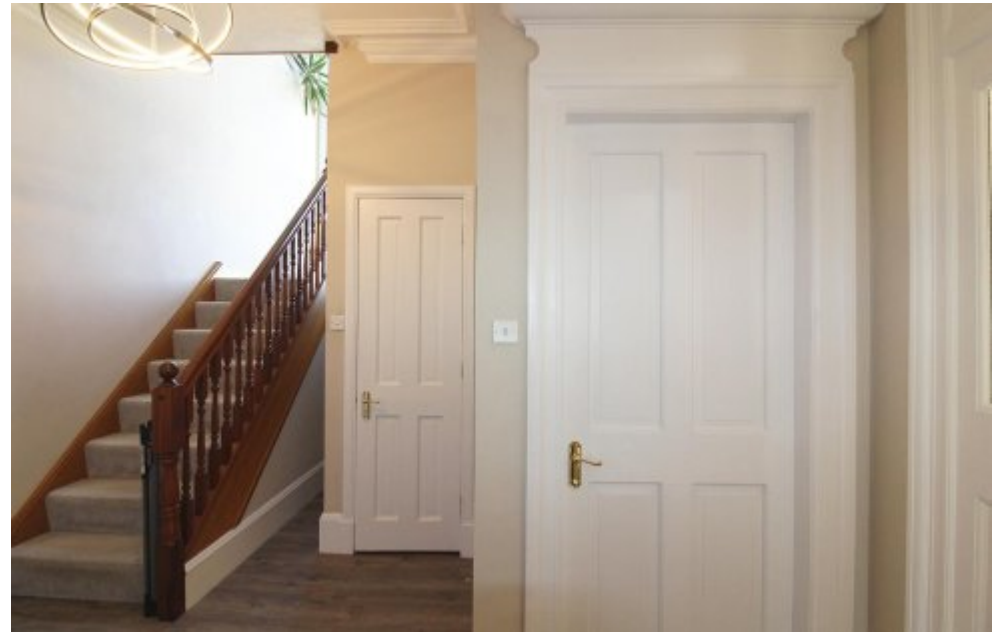
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GROUND FLOOR
1723 sq ft. (160.1 sq.m.) approx.



1ST FLOOR
1209 sq ft. (112.3 sq.m.) approx.



2ND FLOOR
517 sq ft. (48.0 sq.m.) approx.



TOTAL FLOOR AREA : 3449 sq.ft. (320.5 sq.m.) approx.

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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