

Galbraith



# MERIVALE

16 NEW STREET, FINDOCHTY, MORAY



## MERIVALE, 16 NEW STREET, FINDOCHTY, MORAY

An impressive, detached house in one of the Moray Coastline's most desirable villages

Buckie 3 miles ■ Cullen 4 miles ■ Elgin 20 miles

- 2/3 reception rooms. 3/4 bedrooms
- Grade B listed
- Recently renovated to an exemplary standard
- Flexible and well-appointed accommodation
- Many fine period and modern features
- Well maintained garden
- Garage
- Close to a wide range of amenities

Guide Price £370,000

**Galbraith**

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 OnTheMarket





### SITUATION

Merivale, 16 New Street is an impressive detached traditional house located at the heart of the picturesque village of Findochty on the Moray Coast. In the 18th and 19th centuries, Findochty was a thriving fishing town and the village is centred around an attractive harbour, and offers basic day to day local amenities. Nearby, Buckie (about 3 miles) has a good range of facilities including a variety of shops, supermarkets and both primary and secondary schooling. Further afield, the city of Elgin (about 20 miles) has a wider range of facilities. Moray and the historic county of Banff are renowned as being one of the sunniest and driest counties in the country and offer a wide range of excellent places to stay, eat and shop.

The local area is famed for its breathtaking scenery, long sandy beaches and wildlife and offers wonderful leisure and recreational opportunities. There are a number of excellent beaches within a few minutes' walk of the village. There are many golf courses in the area whilst the county also offers superb Salmon and Trout fishing including the highly acclaimed Rivers Spey and Deveron nearby. A popular tourist area, local attractions also include 'The Whisky Trail', Duff House and Museum in Banff as well as the Macduff Marine Aquarium and Museum of Scottish Lighthouses in Fraserburgh. Aberdeen International Airport is about 62 miles away offering regular domestic and international flight whilst the city (about 66 miles) offers a wonderful range of amenities befitting one of the country's wealthiest and most cosmopolitan cities.





## DESCRIPTION

Dating from 1910, Merivale is a grade B listed detached house located at the heart of the picturesque fishing village of Findochty and within a designated conservation area. Constructed of stone under a slate roof, the house was comprehensively renovated by the current owners in 2019 to create what is now a magnificent home. Spacious and well-appointed accommodation is provided over two storeys and includes an entrance vestibule, reception hall, an open plan kitchen / dining / living room, a sitting room, family room / 4th bedroom, utility room, WC and rear hall on the ground floor. On the first floor, a landing leads to the family bathroom and 3 good sized bedrooms, one of which benefits from an en suite shower room.

The relatively recent renovations were done to an exceptional standard marrying a wealth of modern fixtures and fittings with many fine period features one would hope to find in a property of this age and character. The open plan kitchen / dining / living room with high quality kitchen fittings, granite work tops, engineered bamboo flooring and a gas fire (stove style) is an exceptional room whilst the corniced sitting room with a bay window and the family room with attractive built in cabinets are also most appealing. A floored attic with a fixed staircase provides excellent storage space as well as scope for development into additional accommodation (subject to obtaining all necessary consents). Some of the recent improvements to the house include laying high quality flooring throughout including riven slate tiles in the family room, rear hall, utility, WC and vestibule whilst both bathrooms benefit from under floor heating. The house benefits from upvc double glazed windows, gas central heating and connections to all mains services.

## ACCOMMODATION

### Ground Floor:

Vestibule. Hall. Kitchen / Dining / Living Room. Sitting Room. Family Room / 4th Bedroom. Utility Room. WC. Rear Hall.

### Landing:

Bathroom. 3 Bedrooms (Master En Suite).

## GARDEN

Outside, the garden is no less impressive than the house and which includes a wonderful timber built summer house and seating area, two detached garden stores, areas of lawn interspersed with several mature beds and borders as well as various mature trees. In addition, there is a chicken run and a useful single garage.

## SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	Broadband *	Mobile *	EPC
Mains	Mains	Mains	Freehold	Gas	Band D	Available	Available	D60

\*An indication of specific speeds and supply or coverage potential can be found at <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

For information on flood risks please refer to SEPA's website: <https://www.sepa.org.uk/>

## DIRECTIONS

From Elgin, head east on the A96 passing through Lhanbryde, Mosstodloch and Fochabers. On exiting Fochabers, take the first exit at the roundabout onto the A98 heading towards Buckie. Passing the road to Buckie (A942) on the left hand side, continue for a further 3 miles before turning left onto an unclassified road signposted Findochty. Continue into the village along Station Road and turn right on S Blantyre Street which then merges into New Street. Take the first left turn where Merivale is located on the left hand side.





#### POST CODE

AB56 4PS

#### WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: hologram.saucepan.approve

#### SOLICITORS

Stewart & Watson (Buckie)

#### LOCAL AUTHORITY

Moray Council

#### FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

#### VIEWINGS

Strictly by appointment with the Selling Agents.

#### ANTI MONEY LAUNDERING (AML) REGULATIONS

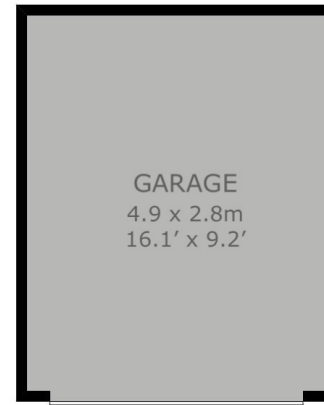
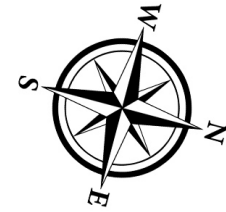
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.

#### IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in September 2024





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16 New Street  
Findochty  
AB56 4PS**

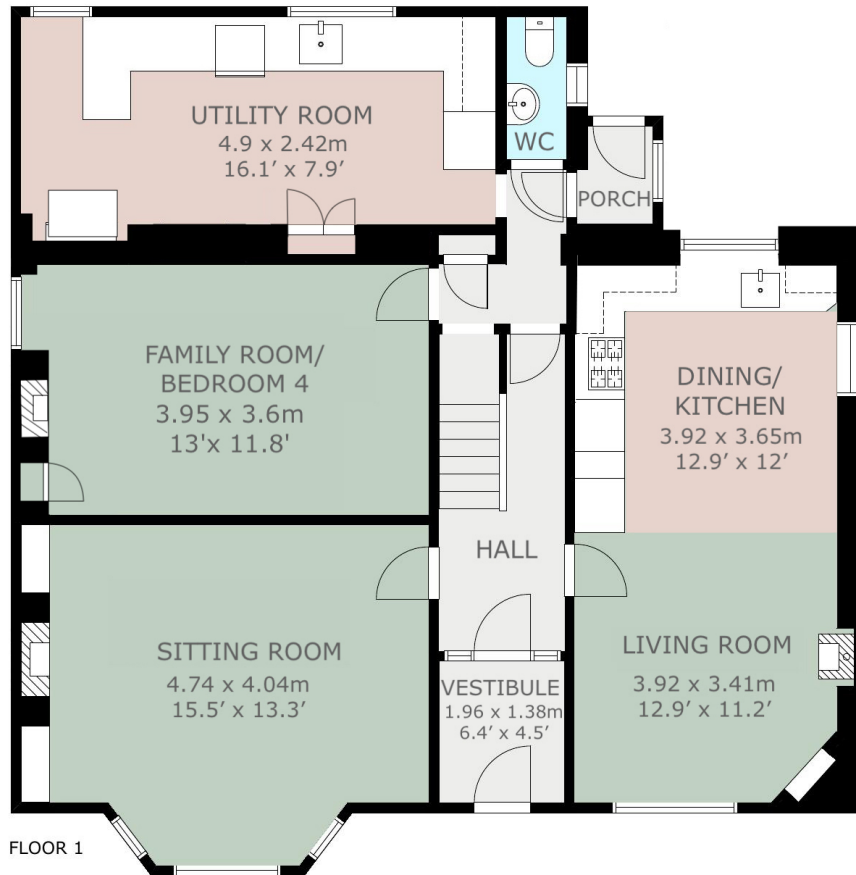
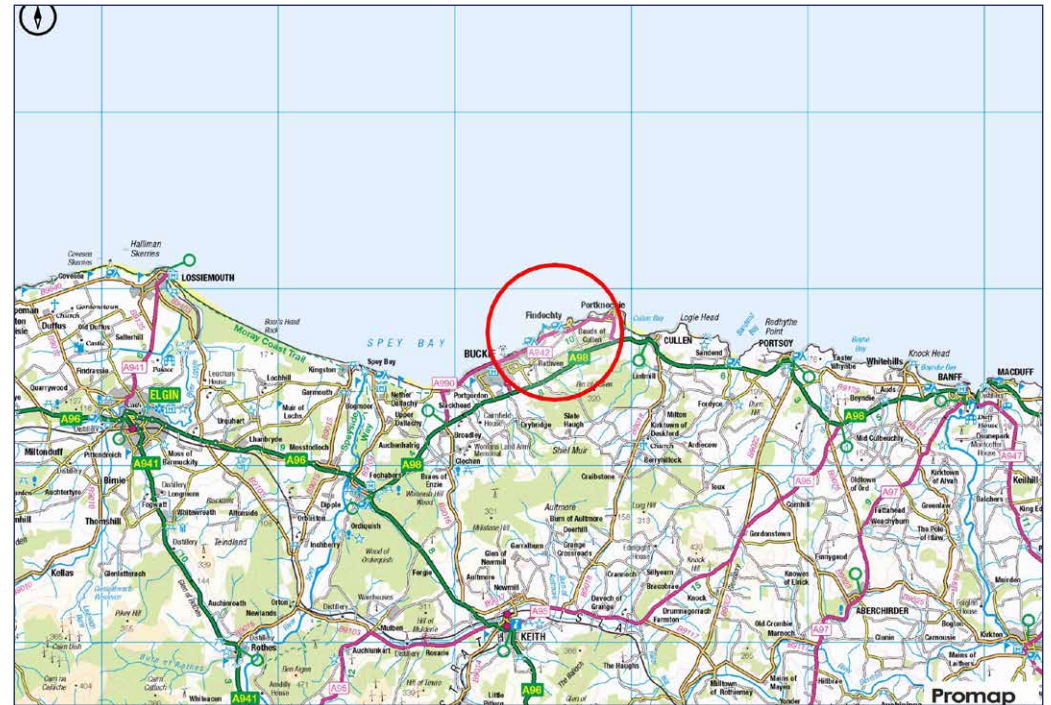
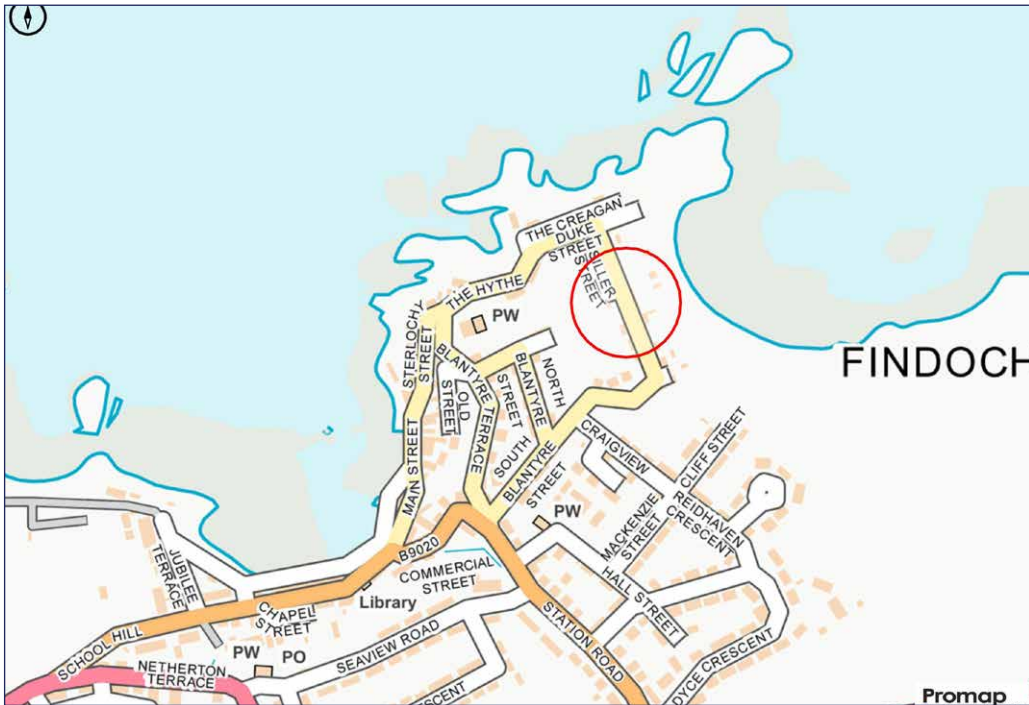
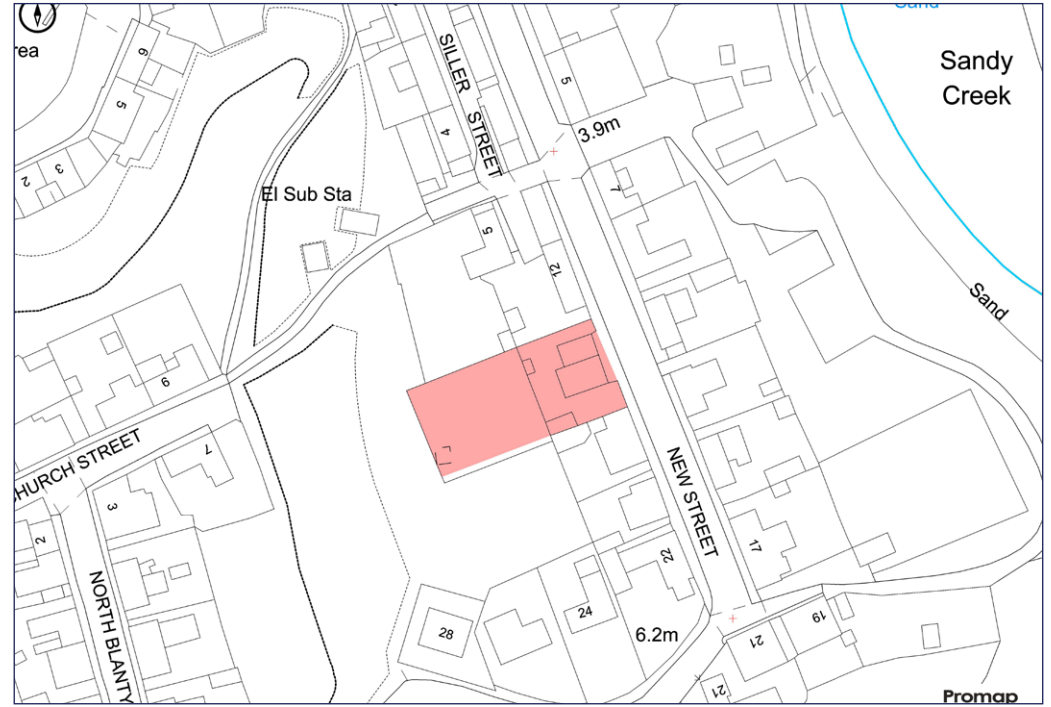


Illustration for identification purposes, actual dimensions may differ. Not to scale







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