

CLUNY ESTATE AGENTS

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9 West Church Street, Buckie AB56 1BN



This town centre property has Full Planning Permission and Building Warrant for conversion to a two bedroom, two bathroom flat and represents an exciting investment opportunity.

DEVELOPMENT OPPORTUNITY
TOWN CENTRE PROPERTY
SMALL COURTYARD TO REAR
FULL PLANNING PERMISSION
FOR CONVERSION TO A TWO
BEDROOM, TWO BATHROOM
FLAT
FREEHOLD
PLANNING REF: 22/00889/APP
BUILDING WARRANT 22/00713/BW
VIEWING HIGHLY RECOMMENDED

Offers Around
£50,000

E1086

We are pleased to offer for sale this development opportunity extending to approximately 70 square metres, with Full Planning Permission for conversion to a two bedroom, two bathroom flat.

Conveniently situated in the heart of the coastal town of Buckie, within easy reach of local amenities, this former coffee shop has been re-classified as a residential property (Planning Ref: 22/00889/APP), with Building Warrant (22/00713/BW) in place to form a two bedroom flat. Outside is a small courtyard area.

This project offers lots of potential for a developer or investor to create a town centre property and we highly recommend a viewing.

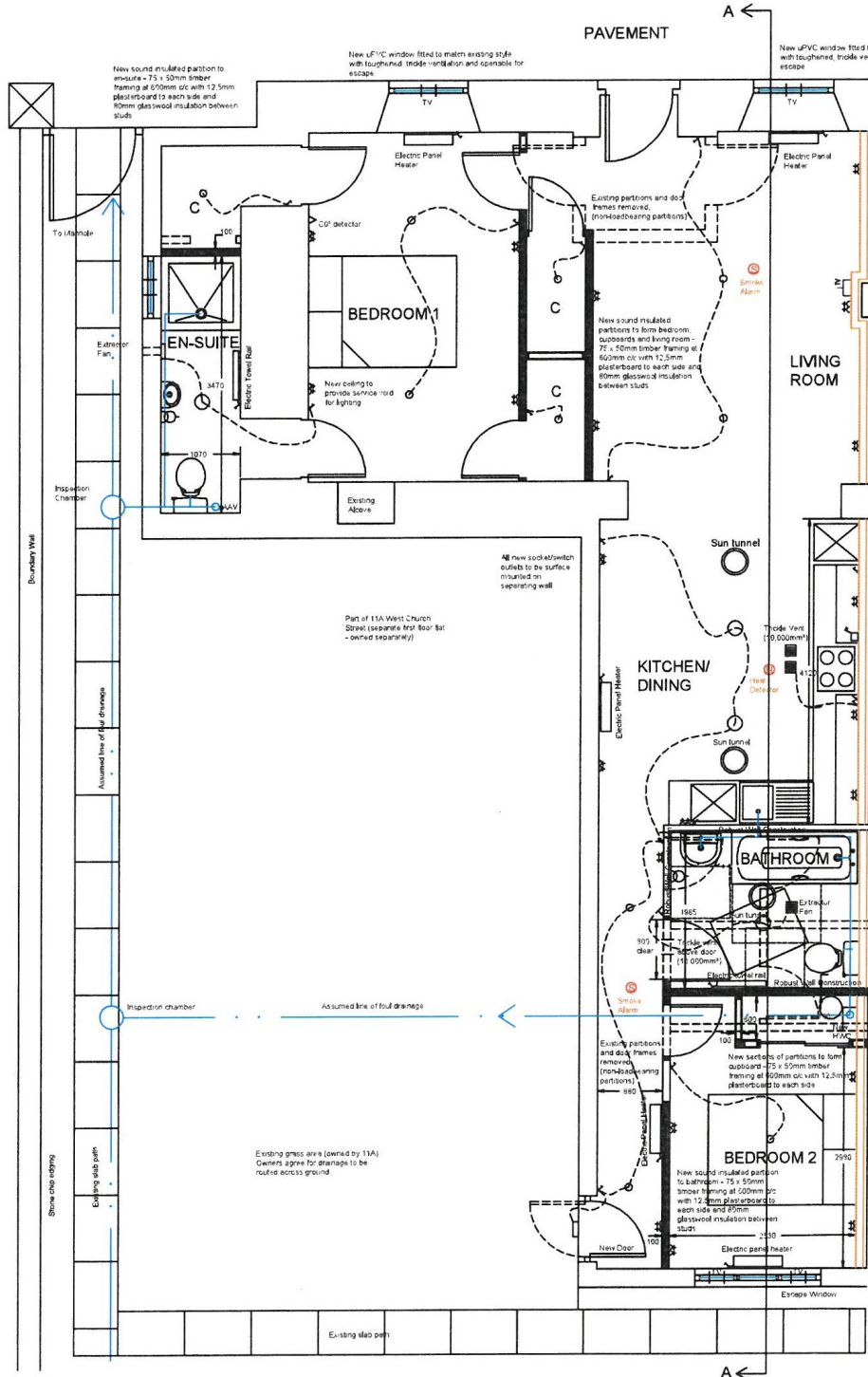




**If you are thinking of selling your property, we would be delighted to offer a free valuation
Please contact us on 01343 548505**

- Vestibule 1.6m x 1.8m
- First Room 7.6m x 4.74m
- Second Room 4.62m x 3.65m
- Back Room 3.22m x 3.64m
- Toilets(x2) 2.6m x 1.3m

Proposed Floor Plan



THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Any measurement, usage or description of the property should be taken as a guideline only and the existence of any Building Warrant/Planning Permission should be verified prior to purchase.