




McEwan Fraser Legal
Solicitors & Estate Agents
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2 Ladysbridge House
LADYSBRIDGE DRIVE, BANFF, ABERDEENSHIRE, AB45 2LE



THE LOCATION BANFF

ABERDEENSHIRE, AB45 2LE

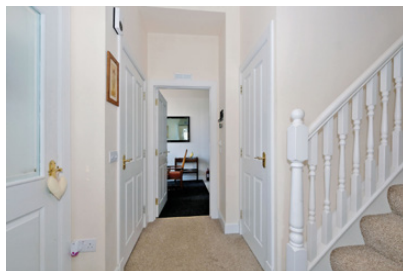
Ladysbridge Village boasts panoramic views of the stunning countryside and is located just a short drive from the popular seaside village of Whitehills on the coastal footpath of the Moray Firth.

A brisk walk or short drive will find you at some of the most talked about beaches on the Moray coast, Boyndie, Sandend and Cullen to name but a few, where an abundance of wildlife can be seen, from seals to dolphins and numerous species of birds.

The village of Whitehills has all the amenities that one would expect, local shop, Post Office, renowned local fish shop, chip shop with café, hotel and restaurants, all of which add to the appeal of this area, which is frequented by numerous visitors especially during peak seasons and the famous local Portsoy Boat Festival. Pre and primary schooling are also available in the village.

The Historic town of Banff approximately two miles to the east offers pre-school, primary school and secondary school facilities. There are also numerous leisure facilities available in the area, including two immaculate eighteen hole golf courses. The Duff House Royal and the famous Royal Tarlair links golf course are a short drive from this property. There is also a recently completed sports and leisure centre, as well as fishing on the River Deveron for salmon and sea trout.

All the normal facilities one would expect from a small town can be found in Banff, NHS health centre, hospital, small shops, Post Office, banking options, restaurants, cafés, pubs, local shops and major supermarkets. A comprehensive East Coast bus network operates through the town of Banff and the village of Whitehills.



2 LADYSBRIDGE HOUSE

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Architecturally designed and built to the highest of standards is this three bedroom, mid terrace townhouse.

Ladysbridge House is part of the stunning redevelopment of a grade B listed property situated in a countryside location and minutes from the popular seaside village of Whitehills. This substantial property provides superb, modern living over two floors. The property boasts many appealing features: fantastic decor, superior stylish fittings, and furnishings including the use of quality materials throughout. Further benefiting from gas central heating, this property must be viewed to fully appreciate all that this spacious family home has to offer. A potential huge investment as a holiday let would suit the young family of the professional couple.

The accommodation comprises of a vestibule to the hallway leading to all further accommodation, spacious lounge, fully fitted kitchen boasting superior appliances with multiple units with contrasting worktops and dining area, and guest WC. A carpeted stairway leads to the upper landing where you have the master bedroom with dressing room, en-suite shower room and walk-in wardrobes. There are also two further double bedrooms and a central three-piece family bathroom.

Externally, there is designated parking with ample guest parking and communal landscaped gardens with a factor appointed for the upkeep of all communal areas and gardens.





SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP

Approximate dimensions yaken from the widest point

Gross internal floor area (m²): 102m² | EPC Rating: C

Extras (Included in the sale): All floor coverings, blinds, curtains, and light fittings.
All other soft furnishings and electrical items are by separate negotiation.

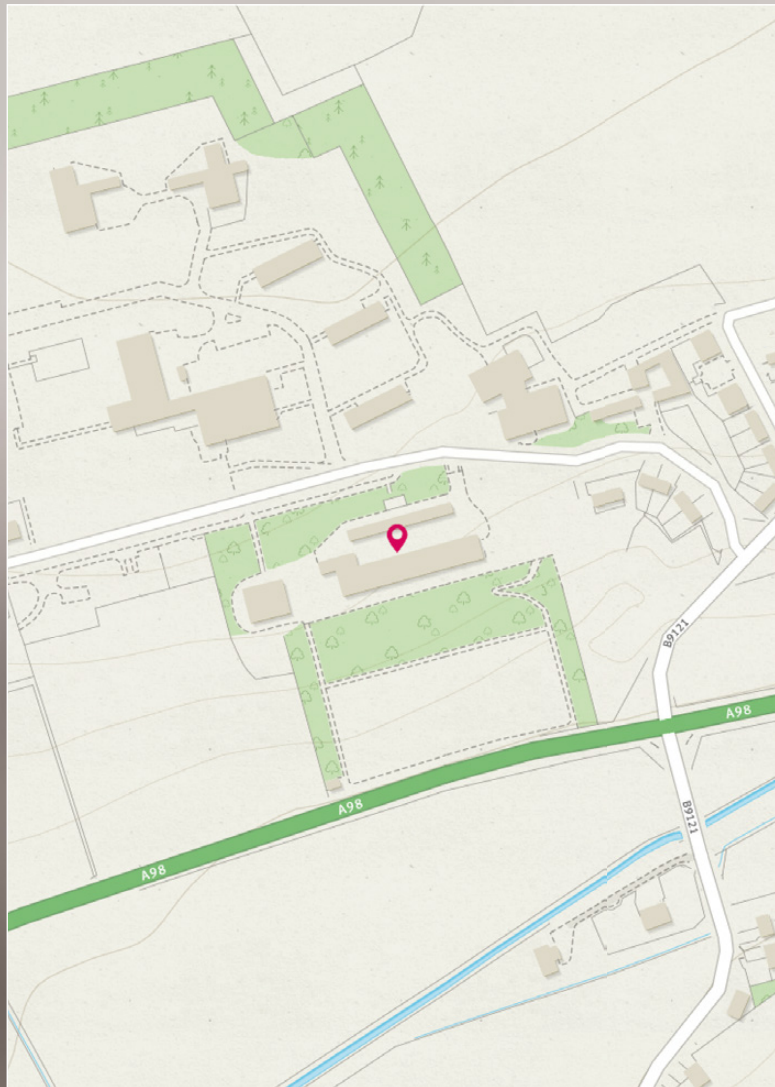
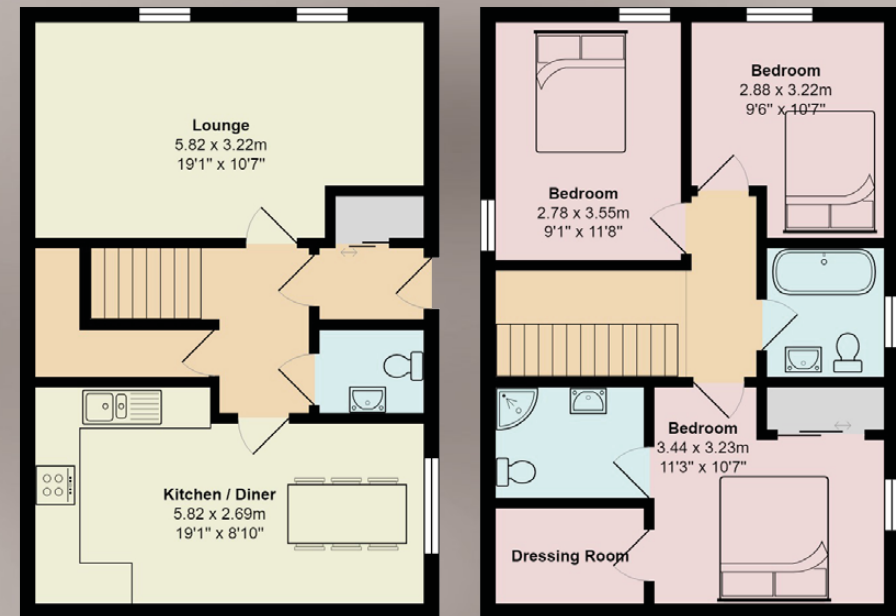


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