




McEwan Fraser Legal

Solicitors & Estate Agents

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Two Bears Cottage

162 HIGH STREET, GARDENSTOWN, BANFF, AB45 3YW



Gardenstown

BANFF, AB45 3YW

This fantastic property and the seaside village of Gardenstown are on the coastal footpath of the Moray Firth, you are within a short drive or walk to some of the most talked-about beaches on the Moray coast, where you can find yourself completely alone with acres of sand stretching out in front of you, with only the abundance of wildlife that frequent these shores to keep you company, from seals to dolphins and numerous species of birds.

The Moray Coast is renowned for having a relatively mild climate. The Angler is spoilt for choice, locally there are rivers, beaches, rugged coastline and harbours to fish. There are also numerous leisure facilities available in the area, including two immaculate 18 hole golf courses. The famous Royal Tarlair in Macduff and the Duff House Royal golf course in Banff.

The seaside town of Macduff approximately 8 miles away is a historic little place with its own working harbour. All the normal facilities one would expect can be found locally in Macduff and Banff. There is primary school and secondary school facilities available, with several banking options, NHS health centre, local shops, Post Office, major supermarkets, restaurants, cafés, a multitude of really nice tearooms, delicatessens, hotels and pubs, all of which add to the appeal of this area, which is frequented by numerous visitors especially during peak seasons.

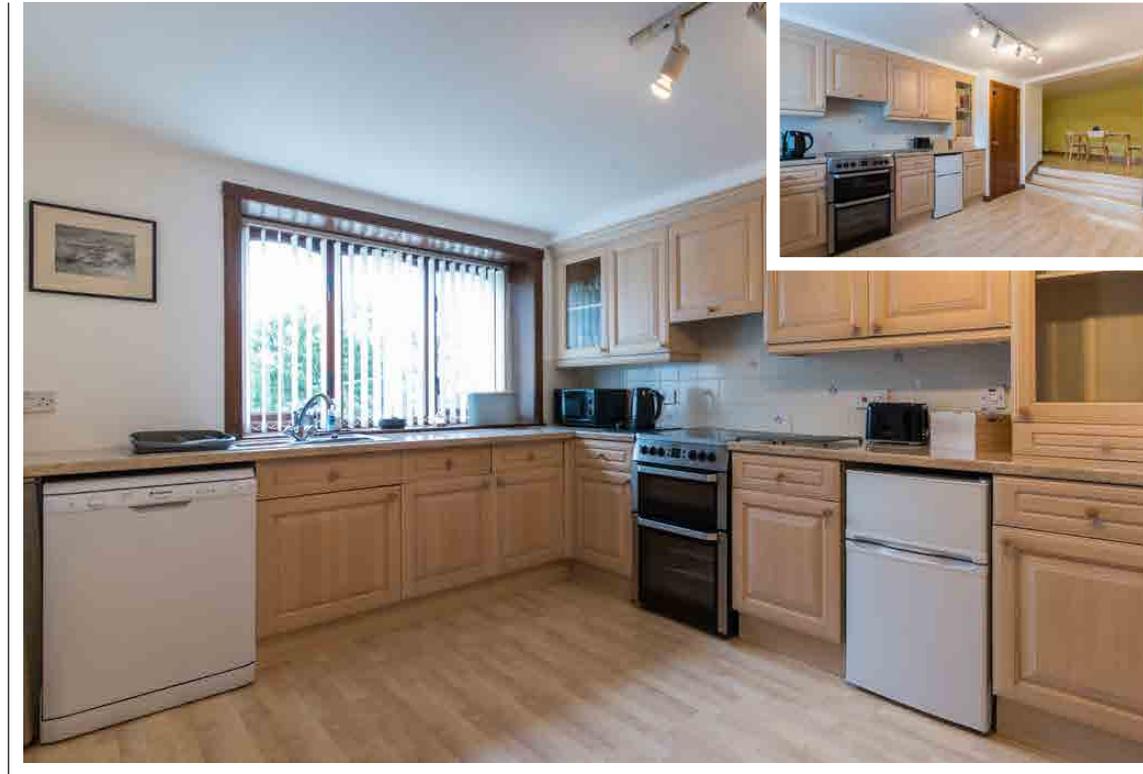
Two Bears Cottage

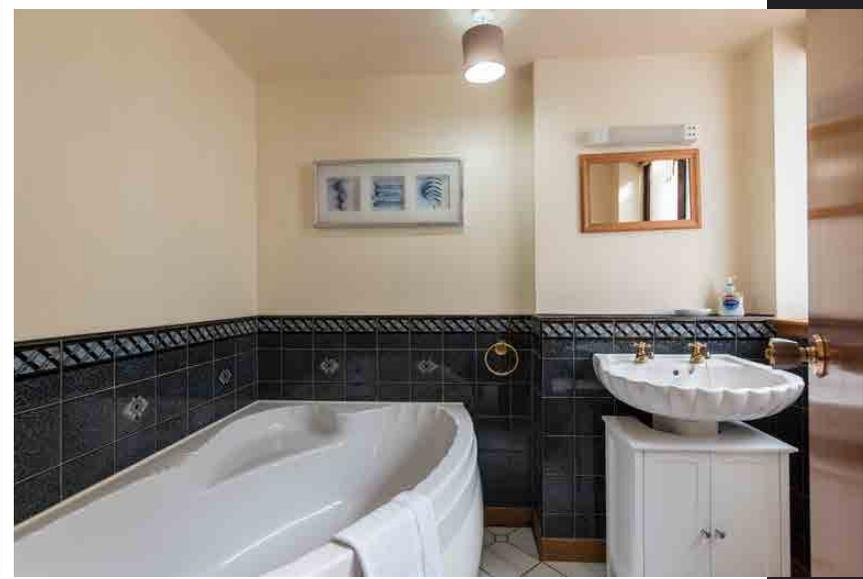
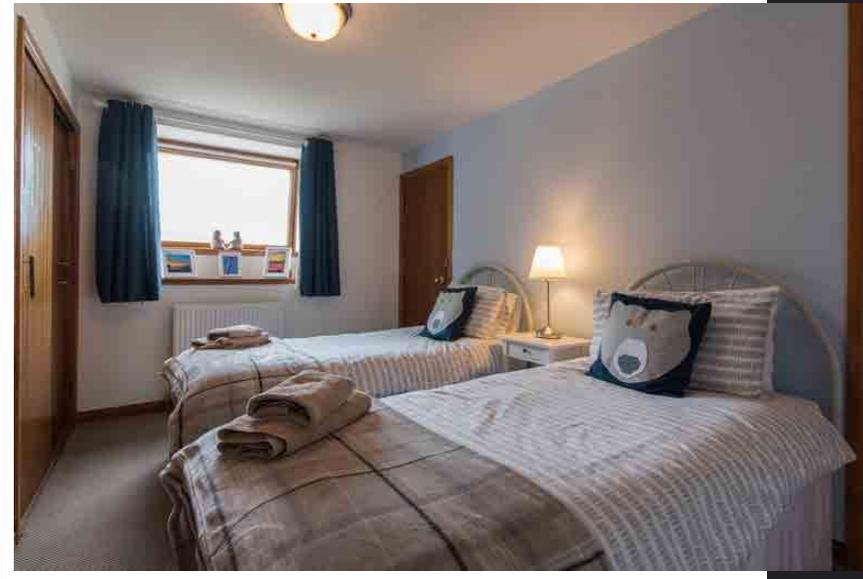
162 HIGH STREET, GARDENSTOWN,
BANFF, AB45 3YW

162 High Street Gardenstown is a fantastic two bedroom semi-detached property situated in the popular picturesque coastal village of Gardenstown. The property is located in the popular part of the village and a short walk or evening stroll to the stunning harbour, local shop, restaurant and pub plus other amenities you would expect to find in a vibrant seaside village including pre and primary schooling. This substantial dwelling offers spacious living accommodation over two floors of which the present owners have modernised redecorated and upgraded. Further benefiting from full double glazing, oil fired central heating and fresh neutral decor. Currently being used as a successful holiday home and air B and B, with holiday homes continuing to get premium prices a fantastic investment opportunity. Early viewing is a must to fully appreciate the high standard, location and views that this property offers.

The property consists of a hallway, spacious lounge with a picture window looking across the bay and an electric fan heater in the style of a stove, kitchen with multiple wall and base mounted units and formal dining area. A three-piece family bathroom complete's the ground floor. A carpeted stairway leads to the first-floor landing where there are two large double bedrooms, there are ample storage cupboards on both floors.

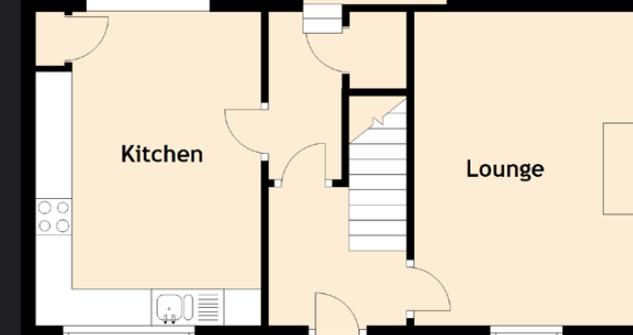
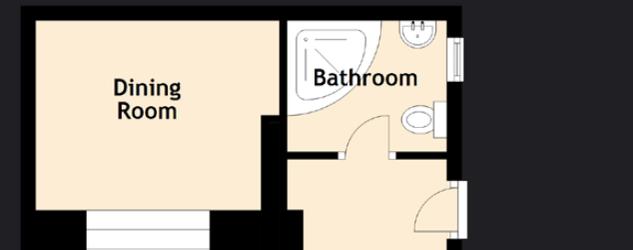
Parking is available immediately to the front of the property and also in the recently constructed detached garage approximately 50 meters away. The front garden has a small boundary wall with a central pathway to the house. Both parts of the front garden have been laid to paving slabs allowing for two patio areas a fantastic spot for entertaining and enjoying the sun and views. There is a small sloping elevated rear garden that is part over grown and will require some minor works, a wooden garden shed completes the rear garden.





Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP

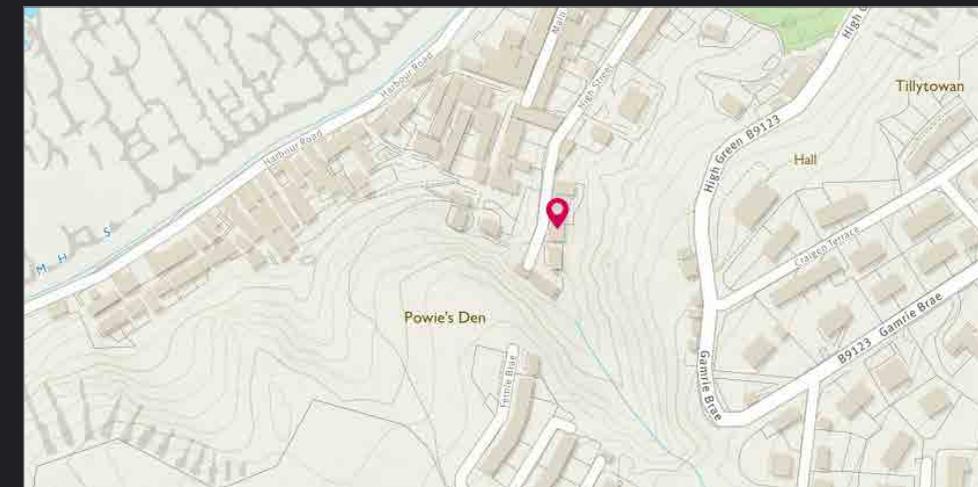


Approximate Dimensions (Taken from the widest point)

Lounge	4.30m (14'1") x 3.10m (10'2")
Kitchen	4.30m (14'1") x 3.10m (10'2")
Dining Room	3.30m (10'10") x 2.60m (8'6")
Bedroom 1	3.60m (11'10") x 3.00m (9'10")
En-suite	1.90m (6'3") x 1.20m (3'11")
Bedroom 2	4.30m (14'1") x 2.50m (8'2")
Bathroom	2.20m (7'3") x 1.80m (5'11")

Gross internal floor area (m²): 88m² | EPC Rating: E

Extras (Included in the sale): All floor coverings, blinds, curtains and light fittings. All other electrical items and soft furnishings may be available by separate negotiation along with the recently constructed detached stone build garage.






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**Part
Exchange
Available**

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Surveyor



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SCOTT MARSHALL
Photographer



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Designer