




McEwan Fraser Legal

Solicitors & Estate Agents

01542 280 444

2 Ladybridge Avenue

LADYSBRIDGE, BANFF, AB45 2RY

2 LADYSBRIDGE AVENUE

BANFF Local Park Near the Property, Views of Banff, Whitehills Bay & Portsoy Harbour

Ladysbridge Village is situated amidst the scenic countryside of the historic County of Banffshire, just one mile from the long sandy beaches of the Moray Firth coastline. Set in the hamlet of Ladysbridge and nearby the village of Whitehills and Banff this property is well located for commuting to the east or west with easy access to the A98.

The location is on the coastal route of the Moray Firth where you are within a short drive to some of the most talked about beaches on the Moray coast, including Boyndie, Sandend and Cullen to name but a few, where you can find yourself completely alone with acres and acres of sand stretching out in front of you with the abundance of wildlife that frequent these shores, from seals to dolphins and numerous species of birds.

The nearby village of Whitehills which is a historic fisher town with spectacular scenery around the village, including the marina and village center. All the amenities that one would expect are available in the village including local shops, Post Office, a well known local fish

monger, a 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 including the famous local Portsoy boat festival.

The coastal 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. Additional facilities can be found in Banff, including an NHS health centre, hospital, small shops, Post Office, several banking options, restaurants, cafés, pubs, local shops and major super markets, together with numerous churches can be found in and around the town centre.

The property sits on approximately half an acre and is on an elevated position with uninterrupted views to the south, it is part of the popular Ladysbridge village development which is well known for its welcoming community.





...The property benefits from excellent storage and high quality finishings, which include laminated oak doors and joinery...

VESTIBULE, HALLWAY, LOUNGE & SUN ROOM

2 Ladysbridge Avenue has been built to an exact standard and offers a superior built home, the property only requires the last fix to complete the interior which gives the owners the opportunity to add a personal touch to the design and finish which will result in a unique family home.

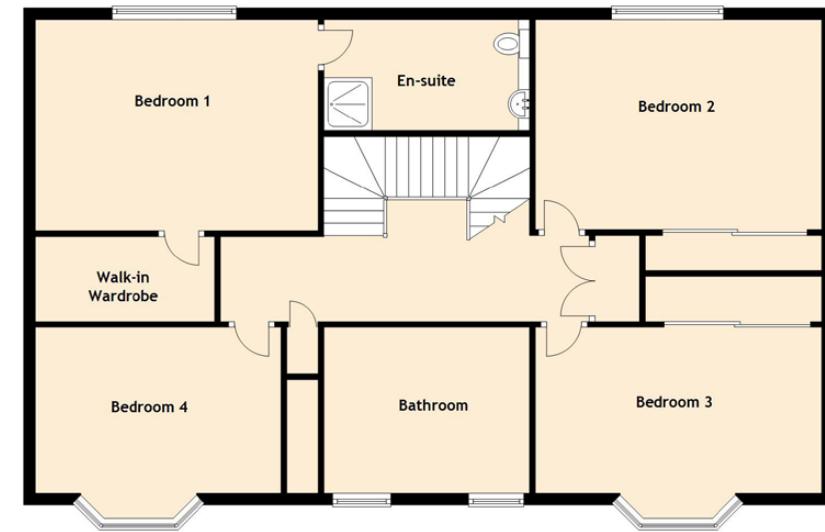
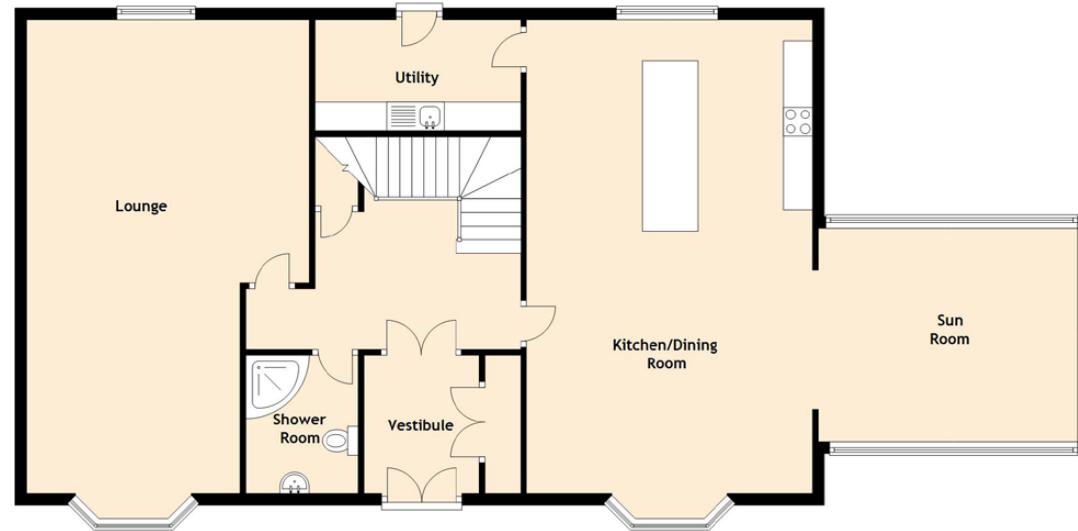
The accommodation comprises of the entrance vestibule, the reception hall with stairs leading to the first floor, a large kitchen area with ample space for dining with windows to the front and rear elevation which is open plan to the sunroom, large main lounge with windows to the front and rear elevation, shower room and a generous utility room which completes the ground floor accommodation.

The first floor comprises of four large double bedrooms, one master bedroom with en-suite shower room and three further double bedrooms, a large family bathroom with a planned separate shower units complete the first-floor accommodation.

The property benefits from excellent storage and high-quality finishings, which include laminated oak doors and joinery.

The garden to the front is hard landscaped with a tarred driveway leading to the double garage, the garden to the rear is enclosed and mainly laid to lawn. Ideal for children and pets.

An opportunity to own a property that you would be proud to call home. Early viewings are highly recommended.

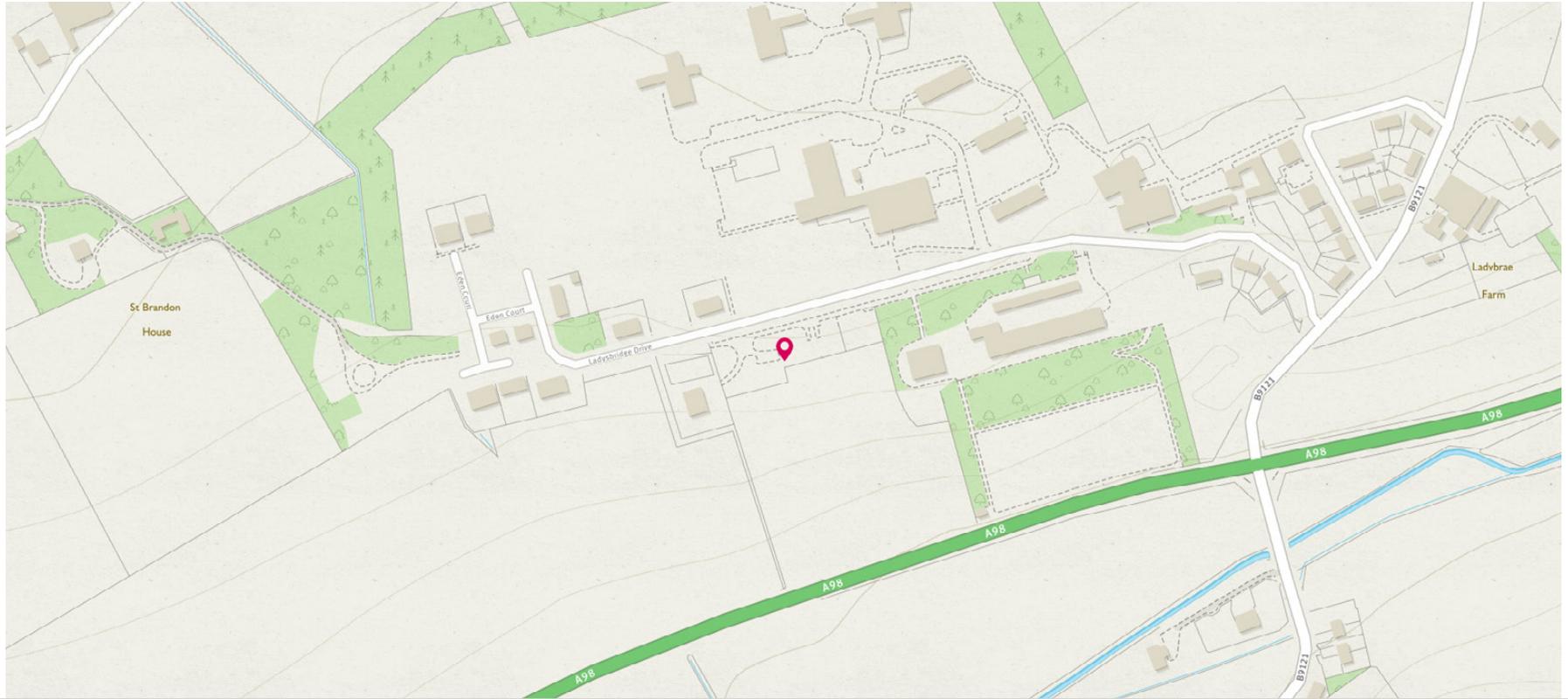


PROPERTY SPECIFICATIONS

Approximate Dimensions (Taken from the widest point)

| | |
|---------------------|--------------------------------|
| Vestibule | 2.40m (7'10") x 2.00m (6'7") |
| Lounge | 8.20m (26'11") x 4.90m (16'1") |
| Kitchen/Dining Room | 8.20m (26'11") x 4.96m (16'3") |
| Sun Room | 4.50m (14'9") x 3.70m (12'2") |
| Bedroom 1 | 4.90m (16'1") x 3.65m (12') |
| En-suite | 3.57m (11'9") x 1.92m (6'4") |
| Bedroom 2 | 4.90m (16'1") x 3.63m (11'11") |
| Bedroom 3 | 4.96m (16'3") x 2.87m (9'5") |
| Bedroom 4 | 4.26m (14') x 2.87m (9'5") |
| Utility | 3.57m (11'9") x 1.92m (6'4") |
| Bathroom | 3.57m (11'9") x 2.87m (9'5") |
| Shower Room | 2.40m (7'10") x 1.95m (6'5") |

Extras (Included in sale): The buyer will have an allocated budget to choose and design the kitchen, bathroom ceramics and tiling which will allow you to add your personal touch to this superb property. Tarrd driveway, landscaped garden and slate tiled roofing. Large double garage with power and light.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01542 280 444
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing.

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
ANDREW REID
Surveyor



Professional photography
SCOTT MARSHALL
Photographer



Layout graphics and design
BEN DAYKIN
Designer