




McEwan Fraser Legal

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Ladybrae Cottage

LADYSBRIDGE, BANFF, AB45 2JR

BANFF

Ladybrae Cottage is set back from the B9121 in a spacious elevated position with fantastic country views, approximately 1 mile south of the popular seaside village of Whitehills. A brisk walk or short drive will find you at some of the most talked about beaches on the Moray Firth Coastline, 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, pre and primary schooling, local shops, post office, a renowned 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. Locally there are numerous leisure facilities available, windsurfing, horse riding, walking and mountain bike trails, with multiple Links golf courses in the area including the Duff House Royal and the famous Royal Tarlair both, are a short drive from this property, there is also fishing on the River Deveron which is renowned for it's for salmon and sea trout.

The Historic town of Banff approximately 2 miles to the east offers primary school and secondary school facilities and also has a recently complete sports and leisure centre with swimming pool. Further benefiting from an NHS health centre with a small hospital, 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.



LADYBRAE COTTAGE



LADYBRAE COTTAGE

Ladybrae Cottage is quite simply a stunning four potential five bedroom detached cottage, situated in a picturesque rural location, minutes from the seaside village of Whitehills. Originally two cottages but converted some time ago to one and offers versatile, spacious modern-day living accommodation over two floors. The present owners have renovated, modernised and upgraded when and where necessary to an exceptional standard, but have retained a wealth of original features such as high ceilings with some original cornices, pitch pine panelled doors and high skirting boards to name but a few. Decorated in a clean crisp neutral tone and further benefitting from full double glazing and gas central heating throughout.

The property consists of a vestibule leading to the hallway and all further accommodation, lounge with dual aspect windows and multi-fuel stove, reception room two/bedroom five, a carpeted stairway leads to the first floor at the front of the property where there are two large double bedrooms with bay windows and a centrally located toilet with wash hand basin. Continue along the hallway for access to the large utility room and a family bathroom with shower over the bath. The kitchen has multiple base and wall mounted units with contrasting worktops and is open plan to the dining and family area where there is an original working fireplace, further access to the rear porch and courtyard. A second carpeted stairway leads to the rear landing and two further double bedrooms one of which has a master en-suite bathroom with shower over the bath.

The property is presented to the market in a stunning walk-in condition with its versatile accommodation, mature gardens and country location, a superb family home, and is perfect for extended family living. Early viewing is a must and highly recommended.

To the front of the property, there is a substantial gated loc-bloc driveway leading to the cottage, laid to lawn with a high perimeter hedge on one side and borders containing shrubs, plants, seasonal flowers and mature trees. Gated access to the rear and side courtyard where there is access to the cottage via the utility room or rear porch, partial laid to loc-bloc with a lawn area and individual raised vegetable beds. The rear courtyard is either fenced or walled making a safe environment for those with children or pets. A further side garden with large parking bay laid to decorative stone and lawn with sporadic planting of mature shrubs gives access to the kitchen. Wooden workshops and garden shed complete the garden areas.

Note; A large fenced paddock with hen coupe is available by separate negotiation.





SPECIFICATIONS



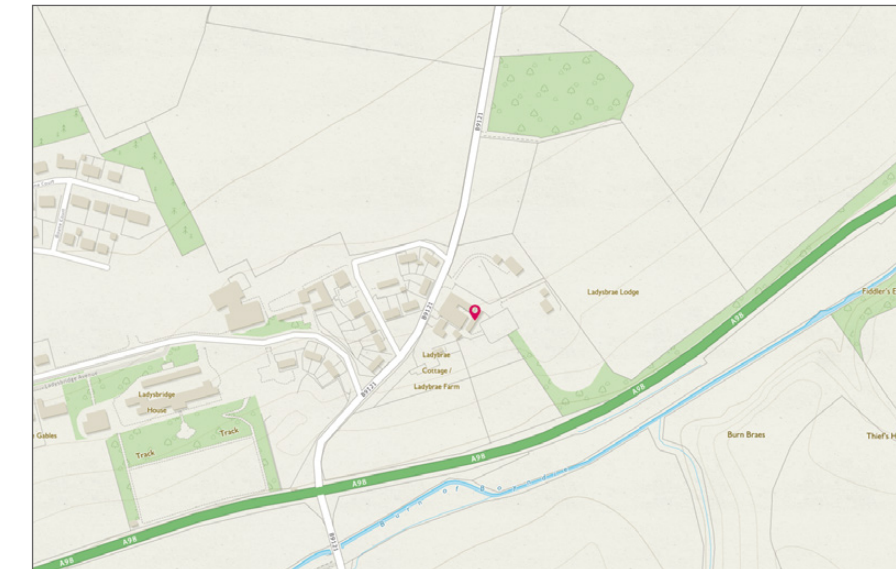
Approximate Dimensions
(Taken from the widest point)

Ground Floor

Lounge	4.50m (14'9") x 3.90m (12'10")
Kitchen/Diner	10.40m (34'1") x 4.00m (13'1")
Family Room	4.50m (14'9") x 3.90m (12'10")
Bathroom	2.50m (8'2") x 2.40m (7'10")
Utility	6.50m (21'4") x 2.40m (7'10")

First Floor (Front)

Bedroom 1	3.90m (12'10") x 3.90m (12'10")
Bedroom 2	3.90m (12'10") x 3.90m (12'10")
WC	2.10m (6'11") x 1.90m (6'3")



First Floor (Back)

Bedroom 3	4.00m (13'1") x 4.00m (13'1")
Bedroom 4	4.20m (13'9") x 3.70m (12'2")
En-suite	2.80m (9'2") x 1.90m (6'3")

Gross internal floor area (m²) - 179m²

EPC Rating - E

Extras (Included in the sale)

All floor coverings, blinds, curtains, and light fittings are included in the sale.

Services: Mains electricity, water and gas with private drains to a soak away.




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