



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

01224 472 441

## 1 Linksfield Cottages

BANFF, ABERDEENSHIRE, AB45 2JD



# BANFF

ABERDEENSHIRE, AB45 2JD

This spacious traditionally built detached cottage is set back from the main A98 in a small hamlet of four propertyts, minutes from the vibrant and popular seaside town of Banff and the renowned Moray Coast. A short stroll or drive will take you to some spectacular coastal locations and some of the most talked-about beaches on the Moray coast, Banff Links, Sandend and Cullen but a few, where an abundance of wildlife such as seals, dolphins and the numerous species of birds that frequent this coastline to be seen.

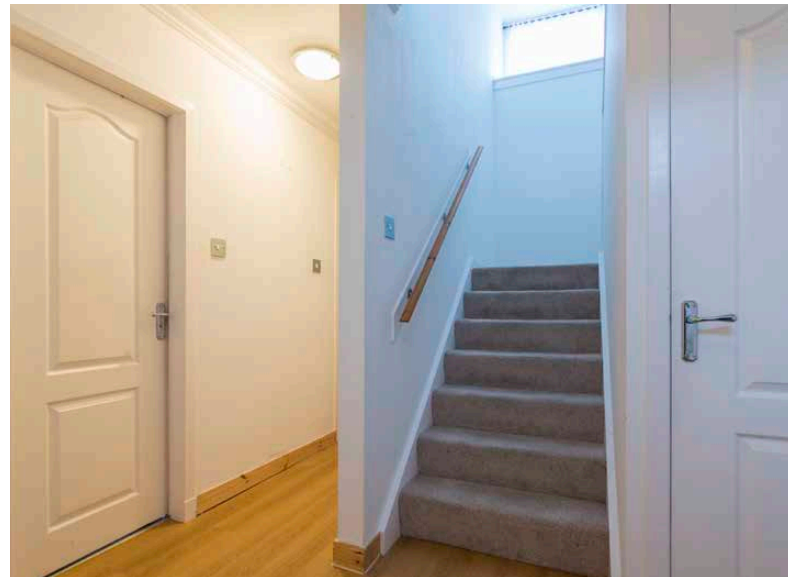
The River Deveron is a short drive which is renowned for its salmon and trout fishing. The is spoilt for choice with numerous beaches, rugged coastline and harbours to fish. Other leisure facilities are available in the area including horse riding, surfing, mountain biking and a multitude of immaculate 18-hole golf courses. The Duff House Royal and the famous Royal Tarlair are both located in the popular seaside towns of Banff and MacDuff.

The popular historic seaside town of Banff boasts spectacular scenery in and around the locality such as the historic Duff House a stunning marina and harbour plus other normal facilities one would expect from a vibrant seaside town, several education facilities, NHS health centre, hospital, small shops, Post Office, restaurants and major supermarkets. There are some nice tearooms, delicatessens, other eateries, and hotels, all of which add to the appeal of the town and area which is frequented by numerous visitors, especially during peak seasons. A comprehensive East Coast bus network operates through the village and the local town of Banff.



# 1 LINKSFIELD COTTAGES

BANFF, ABERDEENSHIRE, AB45 2JD

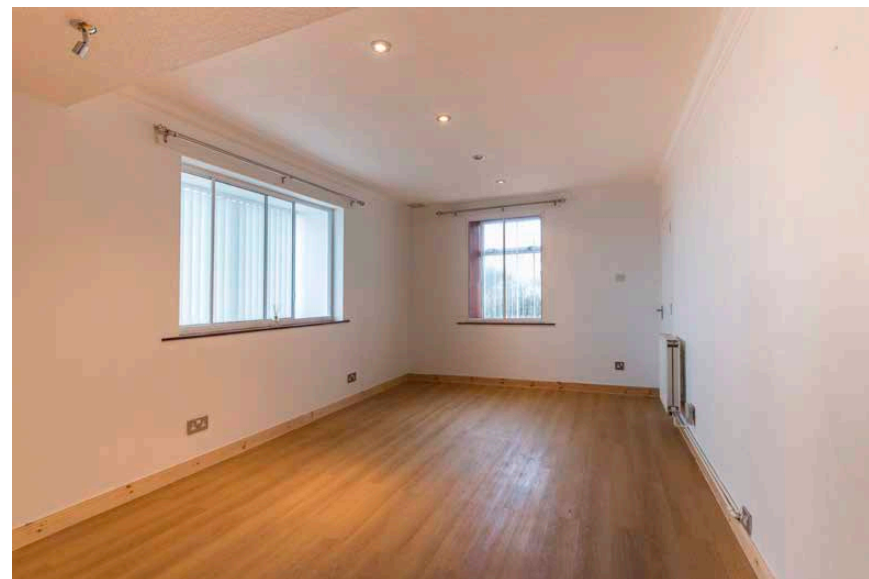


1 Linksfield Cottage is a traditional built two/three bedroom semi-detached property, located in a small rural cluster of approximately five properties. This well-proportioned cottage with its substantial accommodation has been tastefully decorated throughout with the present owners continually maintaining and upgrading. Presented to the market in a walk-in condition with recent kitchen and bathroom upgrades, double glazing, and newly installed modern hot water heating system. A spacious cottage that would suit the first time purchaser, a young family or a potential holiday home in this popular rural and seaside location.

The property consists of a hallway leading to all further accommodation, spacious lounge with dual aspect windows and feature fireplace, modern dining kitchen with access to the rear

garden and formal dining room or third bedroom. There is also a utility cupboard and a modern three-piece family bathroom with power shower over the bath. A carpeted stairway leads to the first-floor landing where there are two double bedrooms.

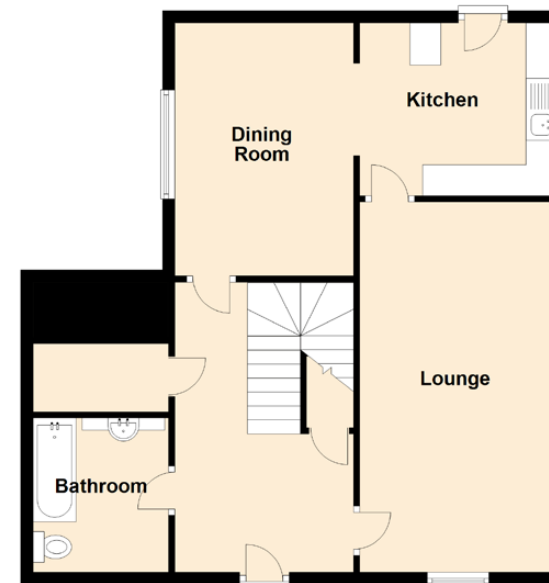
The small gated and walled front garden is laid mostly to decorative stone chip with a scattering of potted plants and seasonal flowers. The rear garden has a high perimeter wall gated at the side and also accessed from the kitchen, laid mostly to stone paving with drying and patio area a secure garden for those with children and pets, perfect for outside entertaining some al-fresco dining and enjoying the sun. A wooden shed that has power and light completes the garden. Off-street parking is available at the front of the property.





# SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



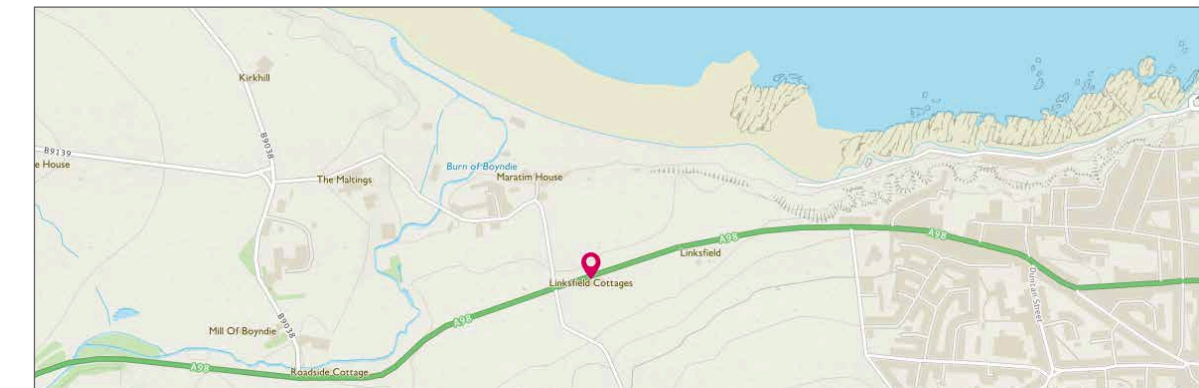
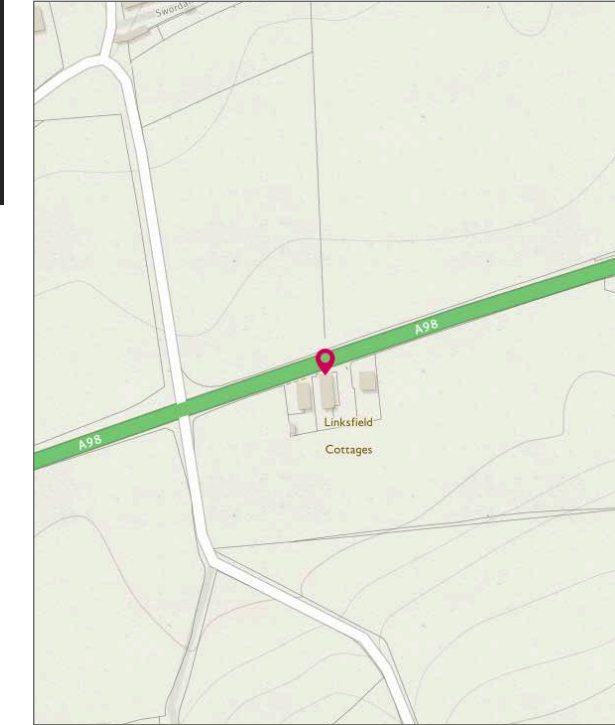
Approximate Dimensions  
Taken from the widest point)

Lounge	6.00m (19'8") x 3.20m (10'6")
Kitchen	3.80m (12'6") x 2.80m (9'2")
Dining Room	4.00m (13'1") x 2.80m (9'2")
Bedroom 1	3.70m (12'2") x 3.20m (10'6")
Bedroom 2	3.70m (12'2") x 3.20m (10'6")
Bathroom	2.50m (8'2") x 2.20m (7'3")

Gross internal floor area (m<sup>2</sup>): 98m<sup>2</sup>

EPC Rating: F

Extras (Included in the sale): All fitted floor coverings, blinds, curtains, and light fittings.





# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01224 472 441  
[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)  
[info@mcewanfraserlegal.co.uk](mailto: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 or warranted. 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 and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description  
**PETER REID**  
Surveyor



Professional photography  
**SCOTT MARSHALL**  
Photographer



Layout graphics and design  
**ALLY CLARK**  
Designer