

Baymount

1 HORNS BRAE, MACDUFF, AB44 1UH



*RENOVATED AND MODERNISED TO A
METICULOUS STANDARD*



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McEwan Fraser Legal are delighted to offer to the market this superior, substantial and extremely spacious detached 5-bedroom Georgian villa, situated in the ever-popular coastal town of Macduff on the Moray Coast. This stunning property with a date stone of 1800, and as a period property boasts numerous traditional features which the previous and current owners have restored. These include the fireplaces, the beautiful pitch pine staircase, panelled interior doors, stained glass windows on the stairs, ornate plaster ceiling cornicing and ceiling roses. This impressive property offers extremely spacious, well-appointed accommodation over three floors which have been fully updated and sympathetically modernised over the years and will certainly appeal to those seeking a home with charm and character.

The property further benefits from fresh neutral decor, full double glazing and mains gas central heating. It is located in the upper part of Macduff and conveniently placed for the town centre shops, supermarkets, schools and amenities. It will certainly appeal to those seeking a home with charm and character making it an ideal purchase for those with family, or extended family and offers excellent potential and may lend itself to provide a bed and breakfast or small guest house which is something that the town of Macduff lacks.

Access is through the attractive vestibule, which in turn leads to the welcoming traditional reception hall. There are three principal rooms on the ground floor providing flexible accommodation. The spacious formal lounge with its huge bay window is located on the north side of the property with views extending across the harbour to the Moray Firth and a traditional working fireplace adds that touch of grandeur. A further reception room or bedroom five also has views and a fireplace.





Reception Room



A formal dining room is located at the front of the property with French doors leading to the kitchen. The modern dining kitchen includes floor and wall-mounted units, with contrasting worktops and splash-back walls with a mixture of integrated and stand-alone appliances. The kitchen allows access to the utility room with access to the rear courtyard. A separate shower room is also available from the utility room and a guest WC completes the ground floor.



“...THE MODERN DINING KITCHEN INCLUDES FLOOR AND WALL-MOUNTED UNITS, WITH CONTRASTING WORKTOPS AND SPLASH-BACK WALLS WITH A MIXTURE OF INTEGRATED AND STAND-ALONE APPLIANCES...”

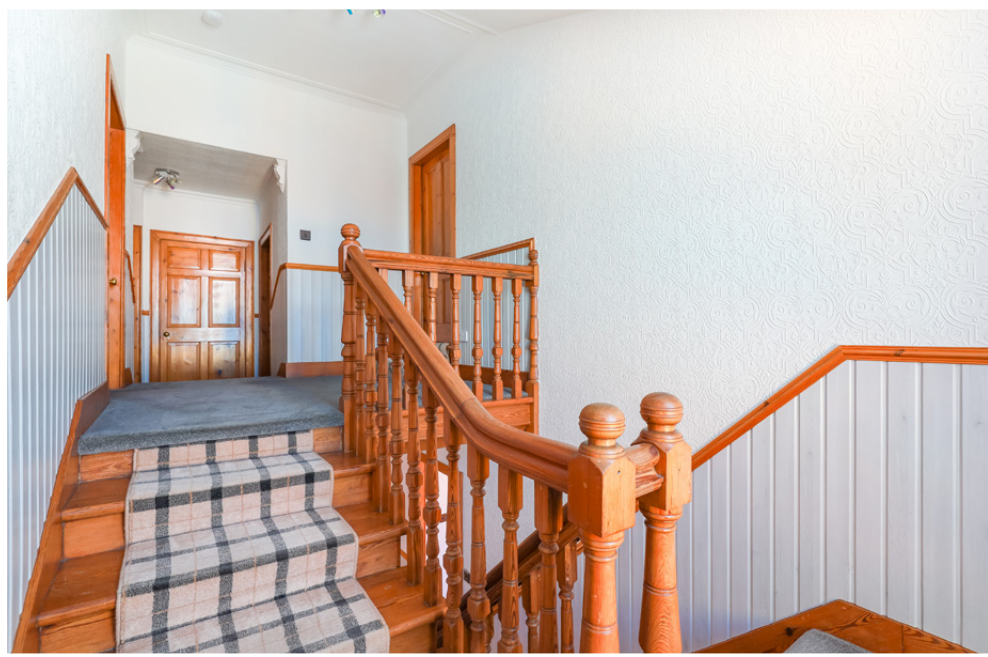








The stunning carpeted staircase with a wooden balustrade leads to the two upper floors. On the half landing, a stone glass window floods the hall and stairs with the morning light. Off the half-landing is the elegant family bathroom with a roll-top bath and separate shower cubical. On the first floor, there is the master bedroom with a newly fitted en-suite shower room and there are an additional three double bedrooms on this floor.





Bedroom 1





Bedroom 2



Bedroom 2 view





Bedroom 3





Bedroom 4







There is a hidden staircase leading to the upper floor which has two large rooms and was probably used as the servant's quarters in days gone by. This would be a fantastic games room, hobby room or sixth bedroom if required. In addition, there is an abundance of storage cupboards on all floors.





Store





The property is set back from Horns Brae and occupies a generous size site with garden areas to the front, side and rear. A gated picket fence to the front of the property can be removed in seconds and allows off-street parking for one vehicle.

The front garden is laid to decorative stone chip, with a scattering of mature shrubs and seasonal plants, and to the side of the property, there is an extensive decked area that allows access to a sloping grassed area of lawn which is a safe environment for pets. This area can be accessed from the rear courtyard or the front of the property.

The Property

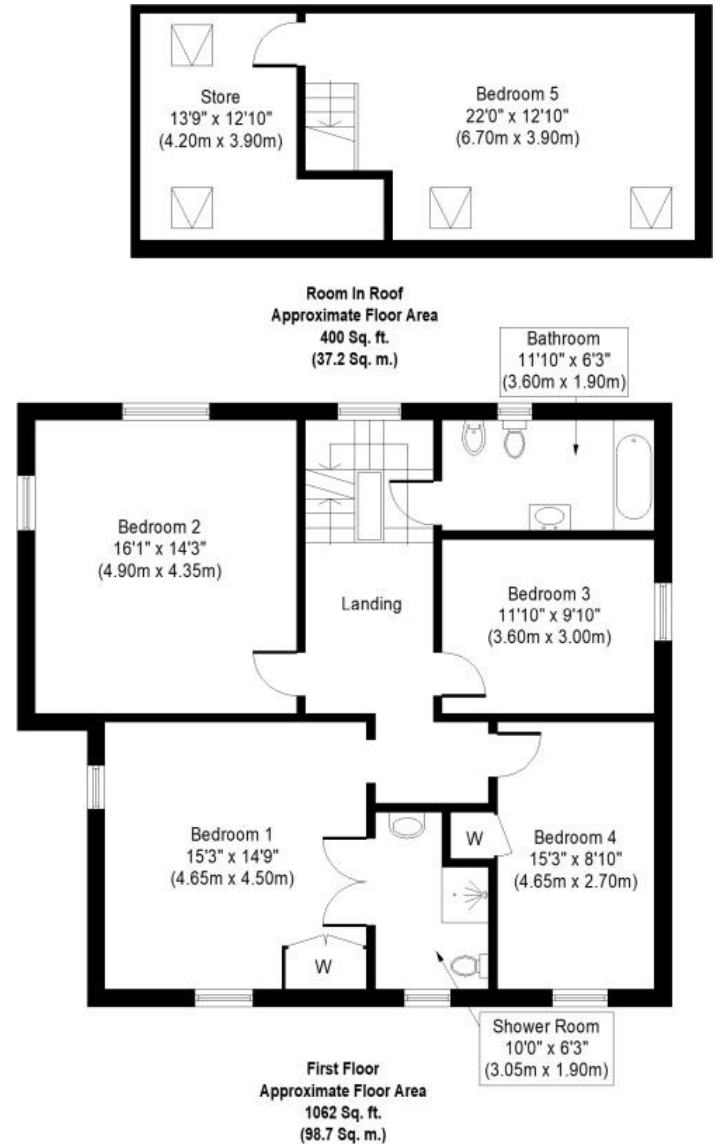
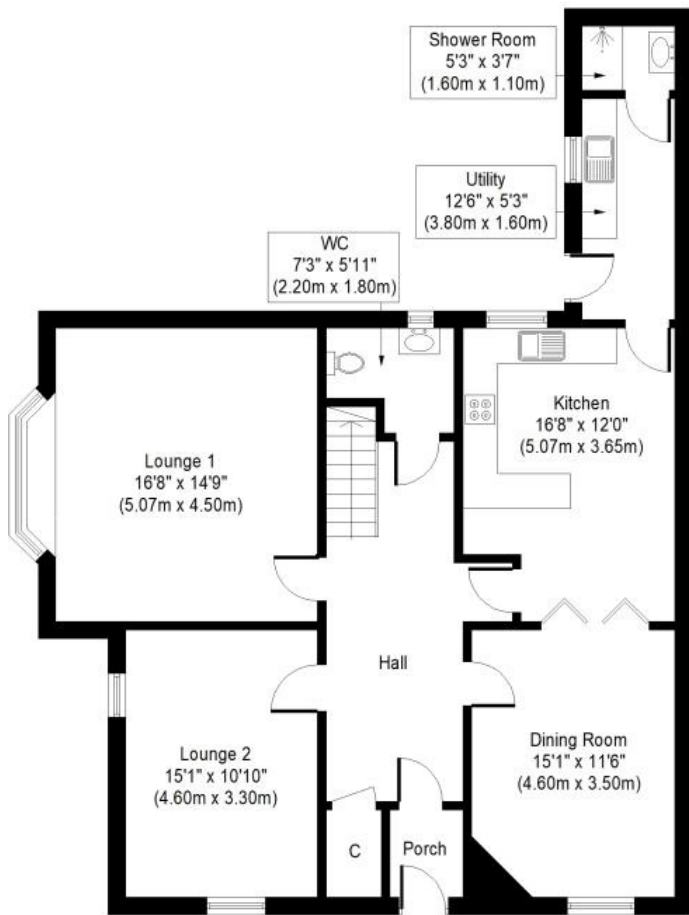
The rear private gated courtyard is bordered by a large stone wall with decorative stone chips and paved areas. Sporadic planting of mature shrubs and seasonal flowers with a decorative small pond, multiple seating areas and a summer house ensure that you can enjoy this garden throughout the day and is perfect for some alfresco dining and entertaining. A safe and secure area for children and pets alike.





The huge garage is accessed from the south side of the property or the courtyard and is fitted with power and light and an electric main door and has the capacity for up to six cars or could be converted into a workshop plus garage.





Gross internal floor area (m²): 243m²

EPC Rating: E

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



Baymount, 1 Horns Brae, Macduff, occupies an elevated central town location with stunning views from the property and the side garden across the harbour to the Moray Firth. A magnificent view and as far as the eye can see to the Caithness Mountains. The seaside town of Macduff is of historical importance and is a busy little town with its own working harbour, and is renowned for its huge boat building industry. A short evening stroll or drive will take you to some of the most scenic beaches in the North East of Scotland such as Banff Links, Sandend and Cullen. Here you can find yourself on miles of white sandy beaches participating in the many water sports or watching the windsurfers and the wildlife which includes seals, dolphins, whales and numerous species of birds. The River Deveron is on your doorstep and is renowned for its salmon and trout fishing.

There are excellent preschools, and primary and secondary schools in the area together with the neighbouring town of Banff. There are NHS facilities and a small hospital. Other amenities include specialist shops such as butchers, and bakers with supermarkets, restaurants, cafés, tearooms, delicatessens, hotels and pubs all of which add to the appeal of this area. It is frequented by numerous visitors, especially in the peak season.



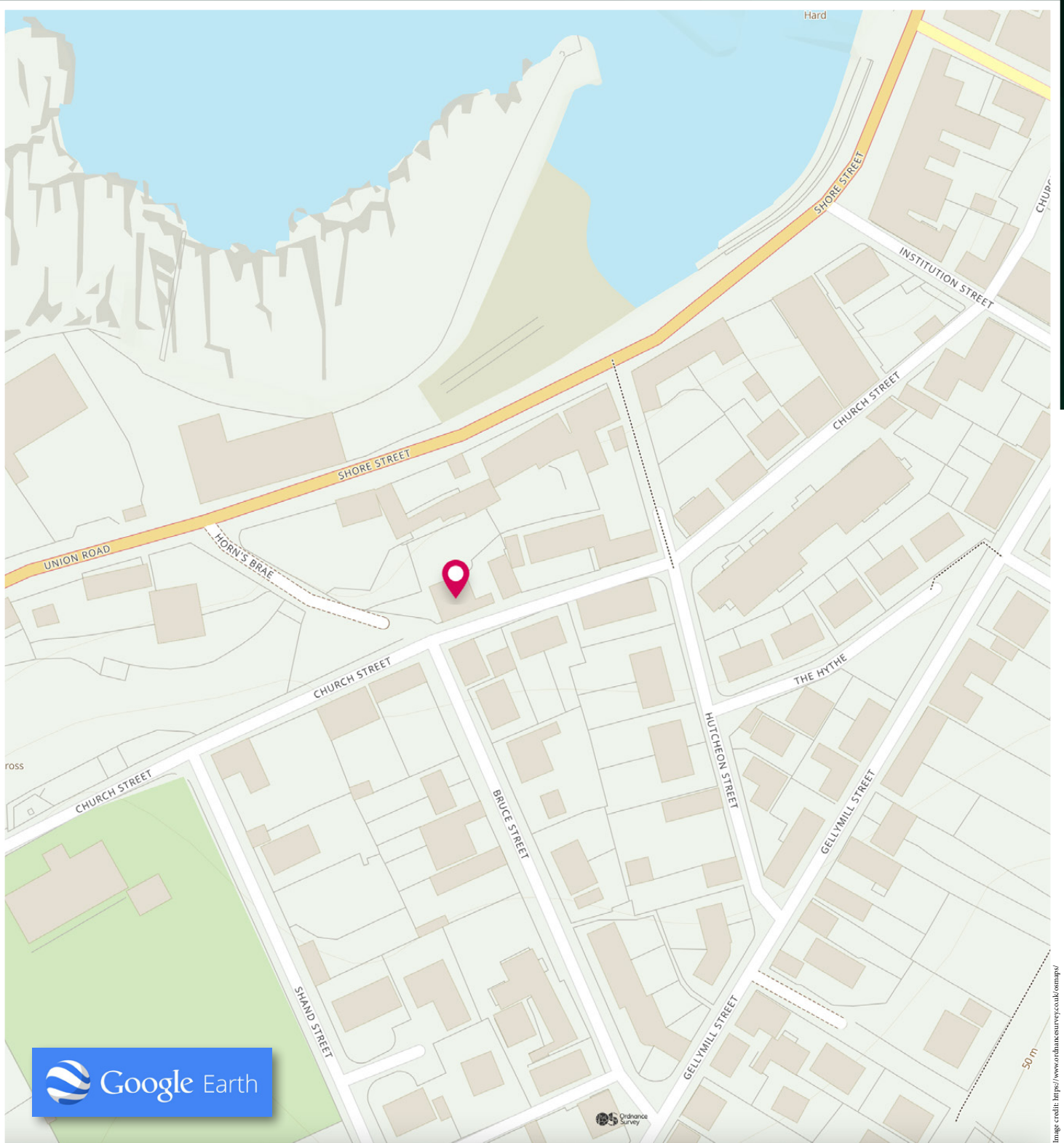


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