

12 Troup View

GARDENSTOWN, ABERDEENSHIRE, AB45 3DF



Spacious detached with views across the Gamrie Bay to Mohr Head and the Moray Firth in a tranquil seaside village in a sought-after coastal location



01224 472 441



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



12 Troup View is a superior detached property that sits on a substantially elevated plot with views across Gamrie Bay to Mohr Head and the Moray Firth, with further uninterrupted views of the countryside to the rear of the property. The property was architecturally designed and built to the highest of specifications circa 2001 with the current owners during their tenure having modernised redecorated and upgraded to an exceptional standard. The property further benefits from full double glazing, oil-fired central heating, and immaculate décor.

THE KITCHEN/DINER



Access is through the attractive vestibule which in turn leads to the welcoming reception hall and all further accommodation. The fully integrated, spacious, modern kitchen includes floor and wall-mounted units, with contrasting worktops, splash-back walls, and integrated appliances, opening to a formal dining area, with French doors leading to the side garden.

THE UTILITY & WC



A utility room and guest WC are accessed from the kitchen which also allows access to the rear garden, the formal lounge is flooded with natural light from dual-aspect windows, a feature fireplace adds that touch of grandeur with stunning views from the forward-facing picture window.

A guest double bedroom and family bathroom with a separate shower cubical complete the ground floor.

THE LOUNGE



THE GROUND FLOOR BEDROOM



THE BATHROOM





A carpeted staircase and wooden balustrade lead to the first floor where a spacious landing could incorporate a workstation. There are two very large double bedrooms facing to the front with fantastic views over the Moray Firth, and two further bedrooms to the rear have views over the open countryside. At present one of the large bedrooms is used as a snug and one of the smaller bedrooms is used as a craft room, all five bedrooms have either fitted wardrobes or cupboards, and a centrally located family shower room completes the accommodation. In addition, there is an abundance of storage cupboards on both floors.



BEDROOM 1



BEDROOM 2



BEDROOM 3



BEDROOM 4



THE SHOWER ROOM



The garden to the front has a low wall and ungated drive which allows parking for several motor vehicles, laid mostly to lawn with borders to the front containing a multitude of shrubs, plants, and seasonal flowers. A gate to the side of the property allows access to the rear and side gardens the rear garden is laid to lawn while the side garden is laid to decorative stone chip, both have borders or raised flower beds containing shrubs and seasonal flowers.

A porch area offers a fantastic spot for entertaining and enjoying the views. A large tandem garage with power and light completes this garden. Viewing is a must to appreciate this spectacular property and all it has to offer.

The property has mains electricity, drains, and water, with an oil-fired central heating system.

EXTERNALS & VIEW





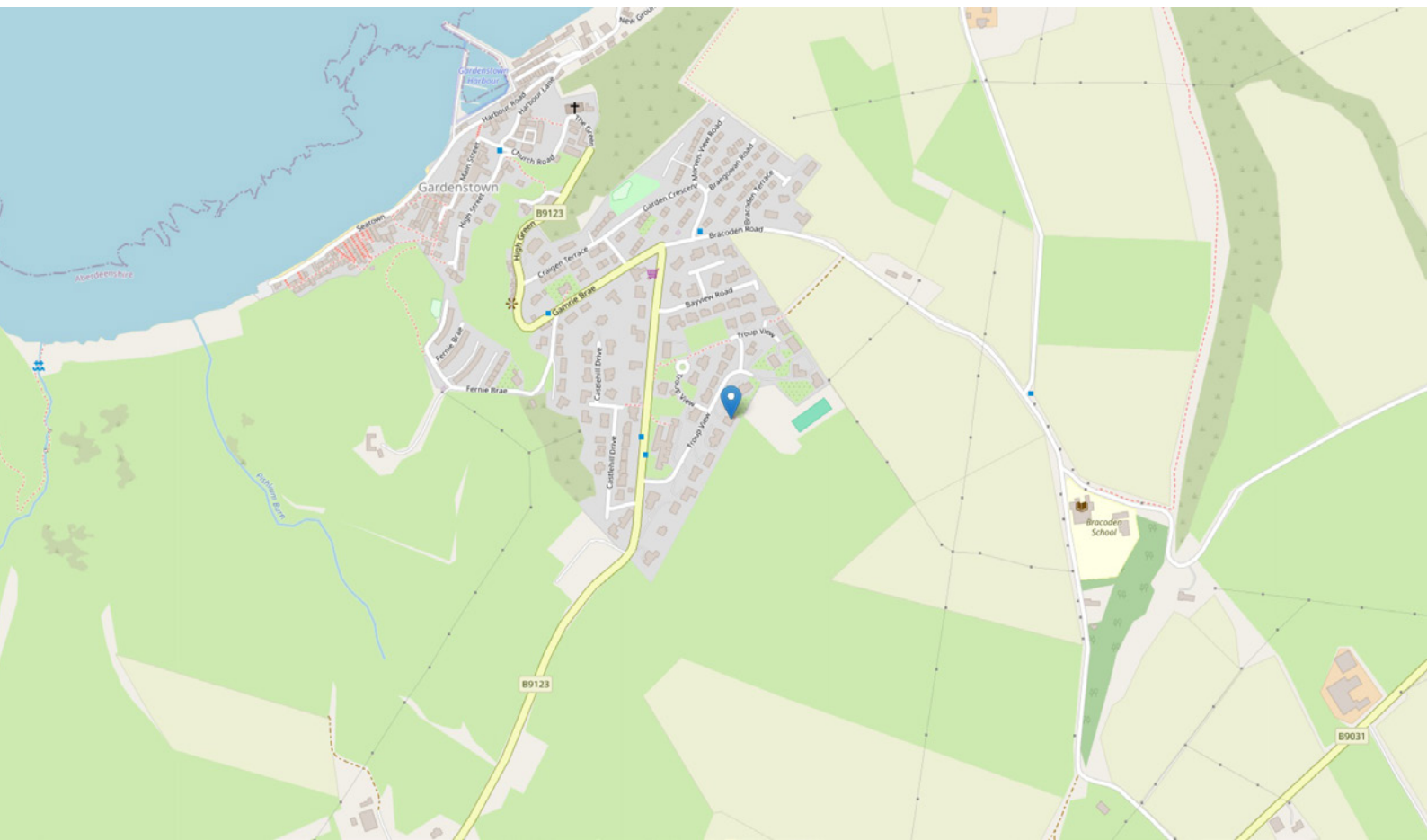
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 205m² | EPC Rating: D

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



THE LOCATION

This superior property and the seaside village of Gardenstown are situated on the coastal footpath of the Moray Firth often associated with the neighbouring villages of Pennan and Crovie. Gardenstown is the largest of the three, yet shares many of the features that make these coastal settlements distinctively picturesque. Gardenstown was founded in the early 18th century as a fishing village. Renowned for its spectacular scenery, rugged coastline, and beaches where you will 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.





From Gardenstown, the coastal path connects the village with Crovie, offering delightful walks and breathtakingly photogenic sunsets. The angler is spoilt for choice, locally there are rivers, beaches, coastline, and harbours to fish all within a short distance from this property. There are also numerous leisure facilities available in the area, including two immaculate 18-hole golf courses. The Royal Tarlair in Macduff and Duff House Royal in Banff. Within the village, you will find a historic local harbour with a museum, local shop, pub/restaurant, and eateries, pre-school and primary schooling,

The coastal town of Macduff approximately eight miles away is a historic place with its working harbour. All the normal facilities one would expect can be found locally in Macduff and Banff. There are preschool, primary school and secondary school facilities available, a leisure centre, major NHS health centre, local shops, post office, major supermarkets, restaurants, cafés, a multitude of really nice tearooms, delicatessens, hotels and pubs. All of these add to the appeal of this area, which is frequented by numerous visitors, especially during peak seasons and the famous local Portsoy Boat Festival.

A comprehensive East Coast bus network operates through Banff and Macduff with national and international flights from Dyce Airport in Aberdeen.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01224 472 441

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
PETER REID
Area Sales Manager



Layout graphics and design
ALLY CLARK
Designer

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.