

Driftwood Cottage

60 CHURCH STREET, PORTSOY, BANFF, AB45 2QR



CLOSE TO THE HARBOUR, LOCH SOY AND LOCAL
AMENITIES IN A HISTORIC SEASIDE TOWN



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Driftwood, 60 Church Street, Portsoy, is a beautiful traditional stone detached fisher cottage of circa 1825, Grade C-listed and located in a conservation area. The current owners, during their tenure, have lovingly and thoughtfully continued restoring and updating it, creating a unique home full of charm and character that's sure to impress.

The property further benefits from a fresh neutral tone and gas central heating throughout. Ideally located, this property would suit a professional couple and offers excellent investment potential and has a proven track record as a very successful holiday rental. Early viewing is highly recommended to appreciate the quality, location, and accommodation on offer.

Step inside to a traditional hallway that leads to a lounge overlooking the front of the property, with a single sash and case window and a striking gas stove.

Access to the dining kitchen is gained from the lounge. The kitchen features multiple wall and base units with a mixture of standalone appliances, and there is ample space for a choice of furniture styles. The kitchen also provides access to the rear garden and patio area. Back to the front hallway, and you have a modern three-piece family shower room and a large double bedroom.







Bedroom 1





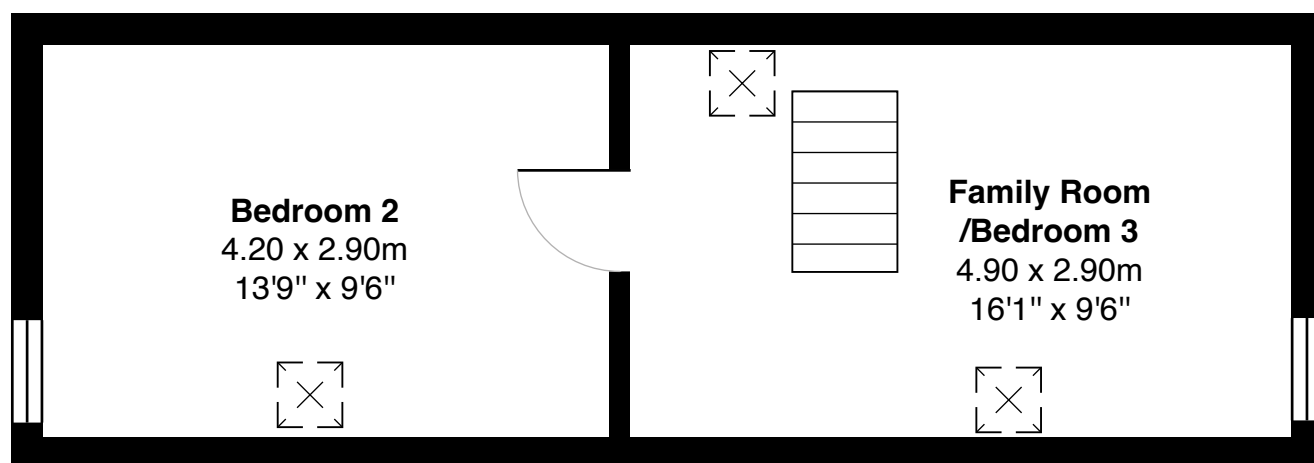
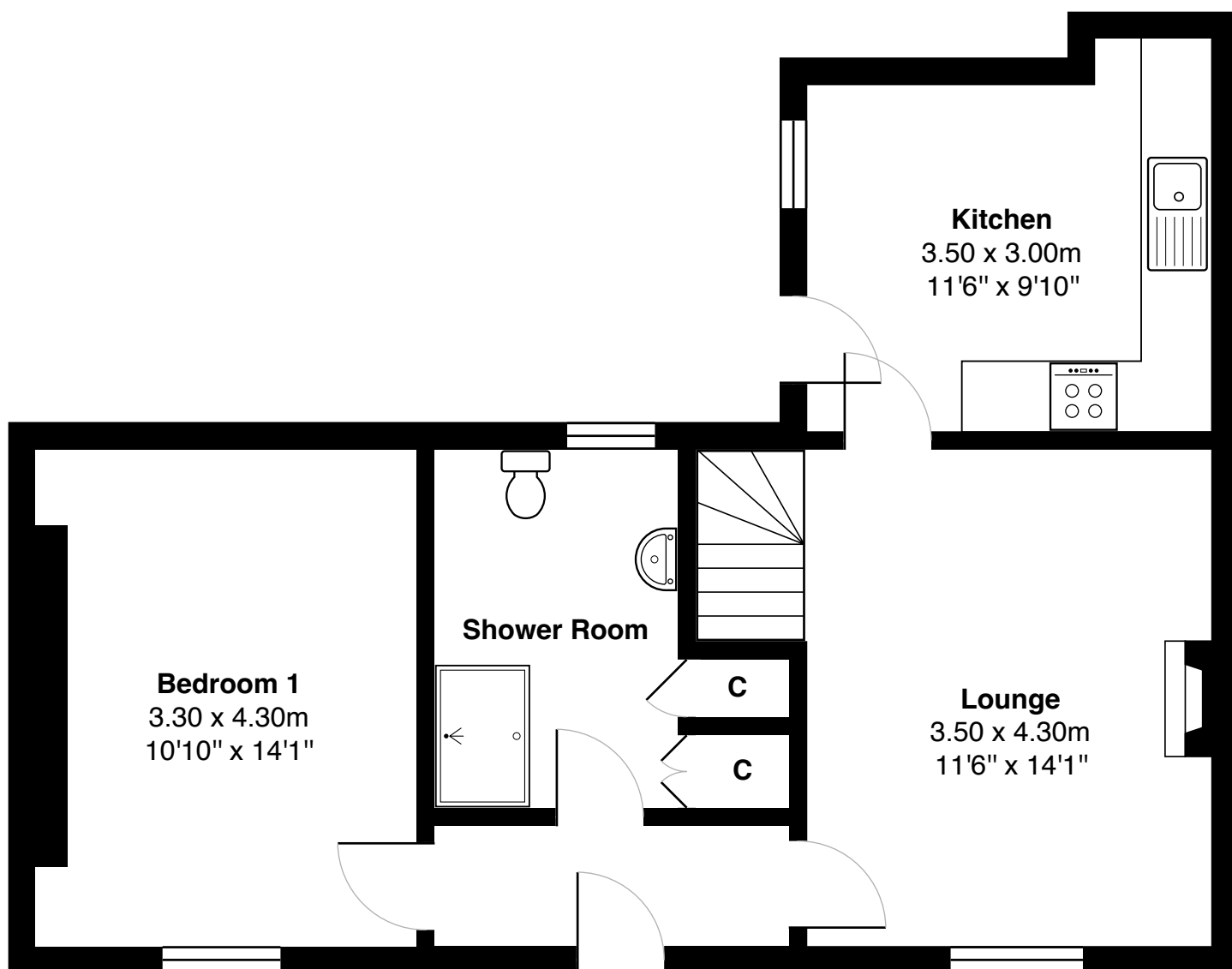
A wooden staircase ascends to the first floor, where a second double bedroom is located alongside a large open-plan family area. This versatile space could be converted to provide a third bedroom if required.





Bedroom 2





Gross internal floor area (m²): 79m²

EPC Rating: D



Outside, the front garden is laid to decorative stone chip with sporadic planting of mature shrubs and seasonal flowers, and also allows for off street parking immediately in front of the cottage. A garage with additional parking may be available under separate arrangement.

A serpentine path leads up and over several levels of the beautifully landscaped garden with borders bursting with mature shrubs, plants, and seasonal flowers that are awash with colour throughout the year. When you arrive at the top of the garden, there is a fantastic summer house, with power and light, a perfect venue for some al fresco dining, entertaining and enjoying the sun and views. The rear garden also provides a safe environment for children and pets alike.

Note: The garage and the ground that it stands on are leased through Seafield Estate and may remain as part of the property. The garage is available by lease only and is not included in the sale. The lease may be transferred to the purchaser, should they wish to continue it.







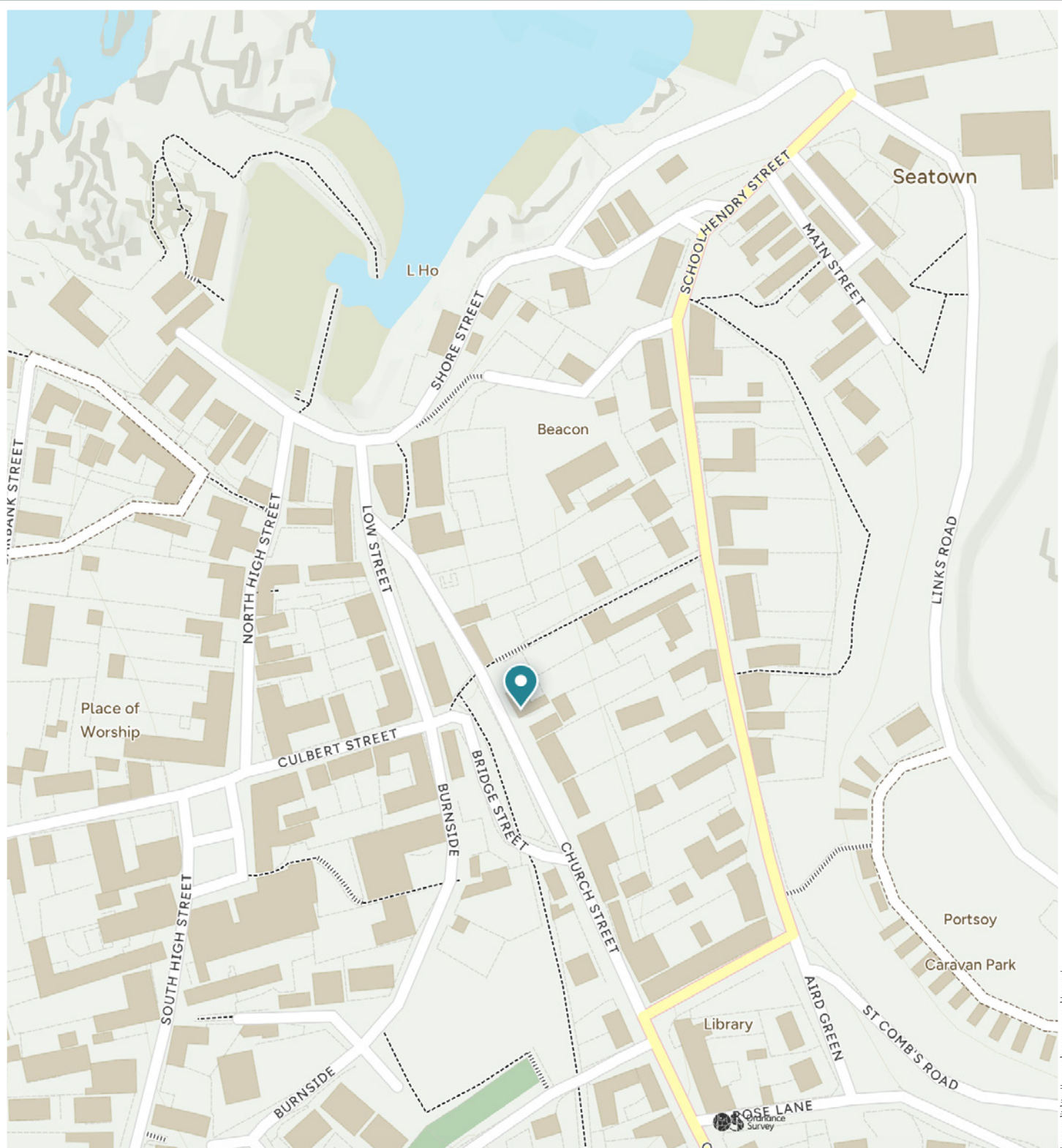
Located in the historic seaside town of Portsoy on the Moray Coast, the property is minutes from the harbour and within easy reach of stunning beaches and rugged coastline at Sandend and Cullen, where acres of sand are often shared only with wildlife including seals, dolphins, and numerous bird species.

The Moray Coast enjoys a mild climate with abundant leisure facilities. Salmon and trout fishing are available on the Rivers Deveron and Spey, while harbours, beaches, and coastline offer excellent fishing opportunities. Outdoor pursuits include horse riding, mountain bike trails, surfing, windsurfing, and immaculate golf courses, including Duff House Royal and Royal Tarlair in nearby Banff and MacDuff.

Spectacular scenery surrounds the town, with historic Durn House and Loch Portsoy nearby. Local facilities include preschool and primary schooling, with secondary schools in Buckie and Banff. The town centre offers local shops, an NHS health centre, a Post Office, a supermarket, restaurants, cafés, and pubs, all adding to the area's appeal, especially during peak seasons and the famous Portsoy Boat Festival. A comprehensive East Coast bus network also serves the town.

The Location





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