




Solicitors & Estate Agents
01224 472 441

27 Seafield Street

WHITEHILLS, BANFF, AB45 2NA

The popular village of Whitehills is situated on the coastal footpath of the Moray Firth. You are within a short walk or drive to some of the most talked-about beaches on the Moray Coast. Boyndie, Sandend and Cullen to name but a few. You can find yourself completely alone with acres of sand stretching out in front of you with only the abundance of wildlife to keep you company. Or you can enjoy the spectacle of seals, dolphins, and numerous species of birds on your doorstep. There is spectacular scenery to enjoy and many amenities including a local shop and post office. There is also a renowned local fish shop and a chip shop with a café, a hotel and restaurants, Pre and primary schooling are also available in the village.

The town of Banff is about 3 miles to the East and offers pre-school, primary school, and secondary school facilities. Numerous leisure facilities are available in the area, including two immaculate 18-hole golf courses the Duff House Royal and the famous Royal Tarlair links golf course which are only a short drive from this property.

All the normal facilities you would expect from a small town can be found in Banff. An NHS health centre, a hospital, and some small shops. There is also a post office and several banking options. It also provides many restaurants, cafés, pubs, local shops, and major supermarkets.



This cottage is situated in the upper part of Whitehills, which is a popular residential area in a picturesque coastal village. It is only minutes from the harbour and marina and the fantastic, rugged coastline that the Moray Firth is renowned for. 27 Seafield Street is a traditional two-bedroom end-terrace cottage with enormous potential as a holiday let or first-time purchase. It boasts modest-sized accommodation over a single level, with the possibility of further development due to having two attic rooms.

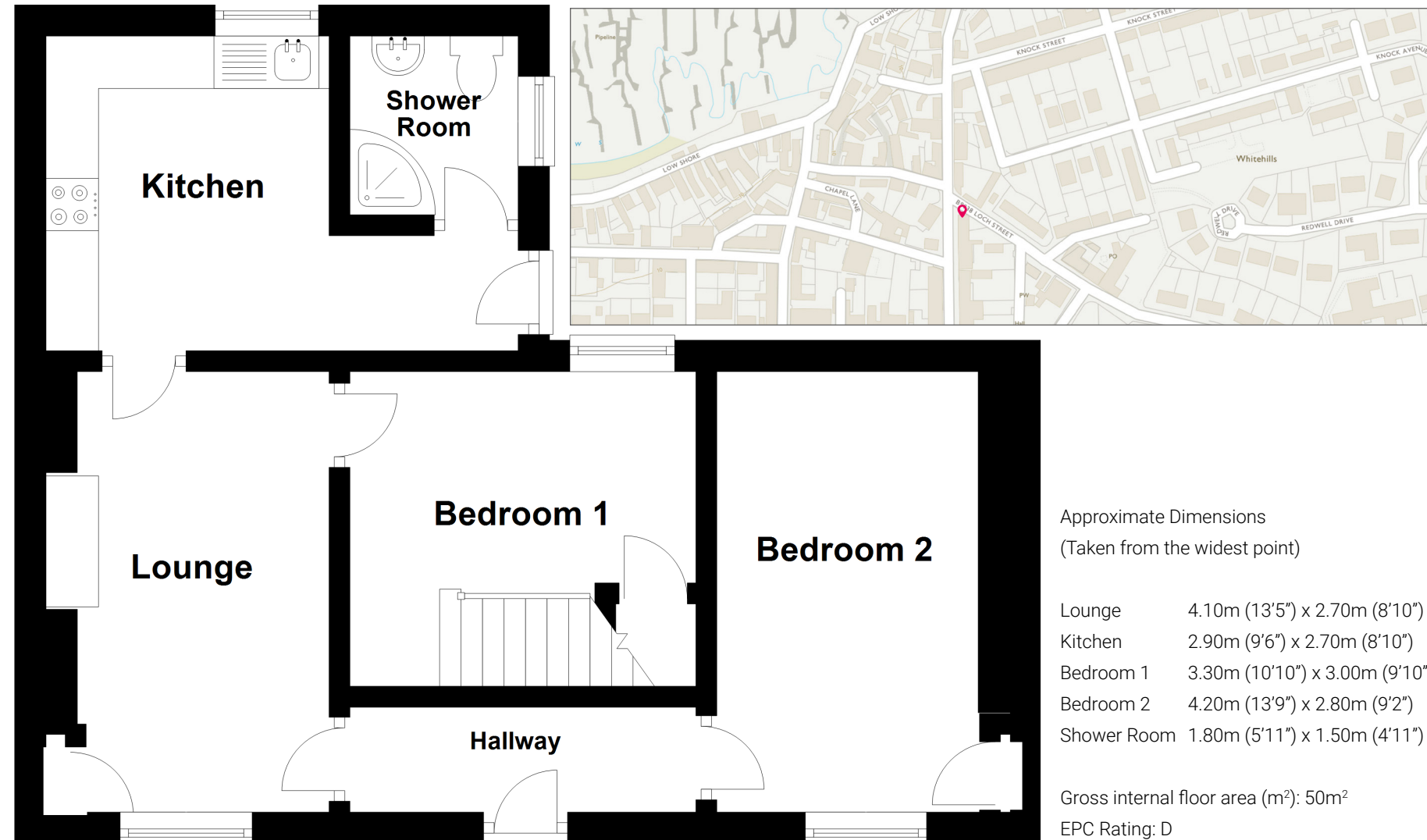
The current owner has upgraded the property to include a new roof to the kitchen extension with a 20 plus year warranty and fully insulated loft. It also has a fresh neutral decor, gas central heating and full double glazing. Accommodation comprises of a hallway which leads to all further rooms and has a lounge with feature fireplace. A dining kitchen with multiple wall and base units and contrasting worktops, and access to the family shower room and secure rear garden.

There are two double bedrooms in the property one of which is accessed from the lounge and the other from the hallway. From the hallway, a purposely built staircase leads to the attic rooms which with the relevant planning consent could be utilized as further accommodation. This is currently being used for storage only.

On-street free parking is available immediately to the front or to the side of the property. The rear garden is accessed from the gated side road or from the kitchen, which provides a superb spot for entertaining, enjoying the sun and a safe environment for those with children or pets.



27 Seafield Street
WHITEHILLS



Approximate Dimensions
(Taken from the widest point)

Lounge	4.10m (13'5") x 2.70m (8'10")
Kitchen	2.90m (9'6") x 2.70m (8'10")
Bedroom 1	3.30m (10'10") x 3.00m (9'10")
Bedroom 2	4.20m (13'9") x 2.80m (9'2")
Shower Room	1.80m (5'11") x 1.50m (4'11")

Gross internal floor area (m²): 50m²
EPC Rating: D



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01224 472 441
www.mcewanfraserlegal.co.uk
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
MICHAEL MORLEY
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer