



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**Morlan, 10 Doocot Park**

BANFF, ABERDEENSHIRE, AB45 1DW



# THE LOCATION

*Banff, Aberdeenshire*

Situated in the upper part of Banff's popular picturesque seaside town in a quiet cul-de-sac location and a short walk from primary and secondary schooling, harbour, local shops, supermarkets and all other local amenities. Number 10 Doocot Park and the picturesque seaside town of Banff are located on the coastal footpath of the Moray Firth. Banff is a historic town which boasts spectacular scenery in and around the locality. The historic Duff House, stunning marina, harbour and spectacular beaches are all close by where an abundance of wildlife can be seen such as seals, dolphins and the numerous species of birds that frequent this coastline.

All the other normal facilities one would expect from a vibrant seaside town, such as several banking options, NHS health centre, small shops, post office, restaurants and major supermarkets, can be found close by. There are some nice tearooms, other eateries, and hotels, all of which add to the appeal of the town and surrounding area which is frequented by numerous visitors, especially during peak seasons. A comprehensive East Coast Bus network operates throughout the town.



# MORLAN

*10 Doocot Park*

10 Doocot Park is a substantial 4/5 bedroom detached bungalow offering spacious and versatile living accommodation on a single level.

This exceptionally large property has been maintained to a high standard by the current and sole owner and provides modern-day family living, and boasts many appealing features: with evidence when built that it was designed to the highest of specifications with the use then of superior fittings, and furnishings and quality materials throughout. The property further benefits from full double glazing and gas central heating. Early viewing is highly recommended to fully appreciate the size and location.

Presented to the market in a walk-in condition it would suit the young family with room to grow the extended family or retired couple. The vestibule leads to the welcoming hall which provides access to all other accommodation. The extensive lounge faces the front of the property and has a large picture window which floods this room with natural light.

There is a fully fitted and equipped dining kitchen with an integrated double oven, microwave and fridge as well as multiple wall and base units with contrasting worktops and plumbing for a dishwasher. The kitchen leads to the utility room with plumbing for a washing machine and tumble dryer, and allows access to the integrated garage and also the rear garden. The formal dining room features French doors that lead to the rear garden and patio area.





# MORLAN

*10 Doocot Park*

A family room is located to the side of the property but could be utilised as a 5th bedroom if required. The master bedroom benefits from a separate dressing room which in turn leads to an en-suite shower room.

There are three further double bedrooms two of which have fitted wardrobes. A centrally located four-piece family bathroom with a separate shower cubical, a guest WC and an office/study complete the accommodation. In addition, there are ample storage cupboards throughout the property.

To the front of the property, there is a substantial walled and tarred driveway allowing parking for several vehicles and access to the integrated garage. The remainder of the front garden is laid to lawn with borders containing several mature shrubs and plants.

The spacious rear garden is accessed from the side of the property the utility room or via the French doors in the dining room. Mostly laid to lawn with borders containing several mature shrubs and plants, a patio area from the dining room is a superb spot for entertaining enjoying the sun and alfresco dining. The garden is gated with a large perimeter wall providing a secure environment for children and pets alike.





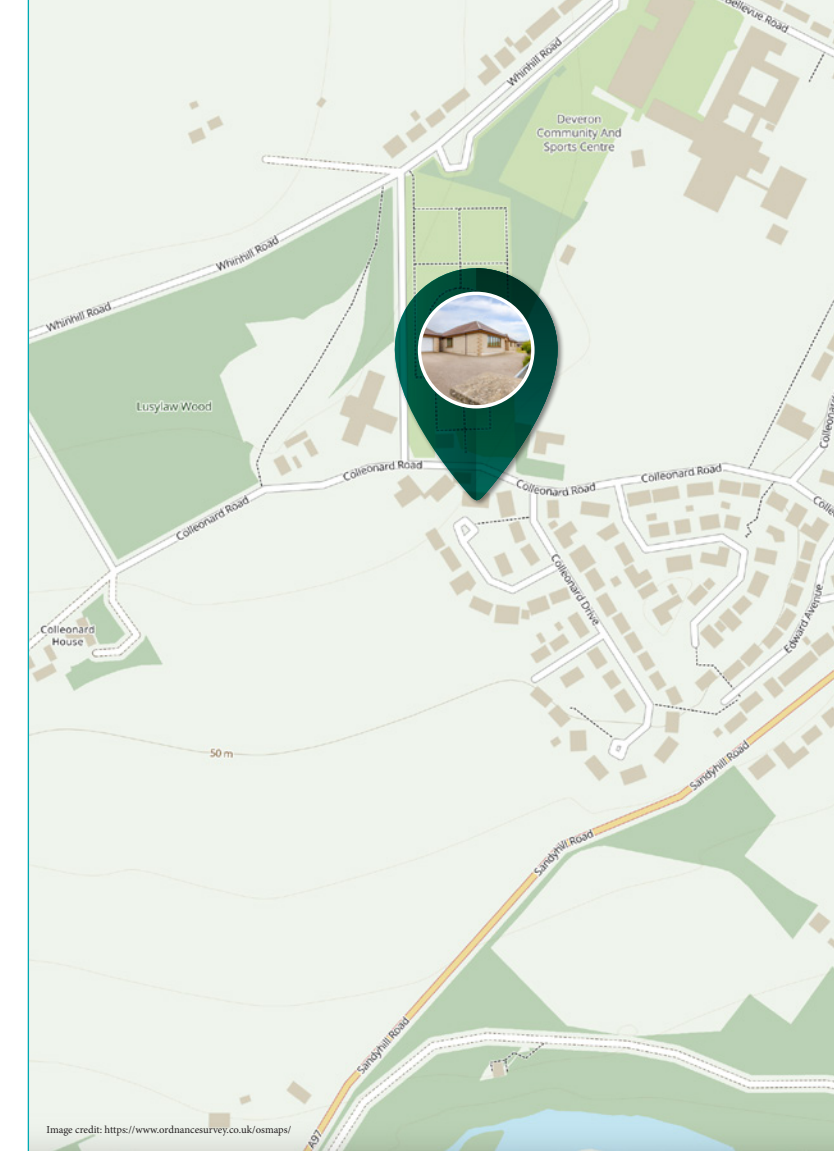




Approximate Dimensions  
(Taken from the widest point)

Lounge	6.60m (21'8") x 4.40m (14'5")
Kitchen/Diner	4.80m (15'9") x 3.90m (12'9")
Dining Room	5.20m (17'1") x 3.00m (9'10")
Bedroom 1	4.59m (15'1") x 4.40m (14'5")
Bedroom 2	4.70m (15'5") x 3.00m (9'10")
Bedroom 3	4.00m (13'1") x 3.00m (9'10")
Bedroom 4	3.50m (11'6") x 3.20m (10'6")
Family Room/Bedroom 5	4.60m (15'1") x 3.50m (11'6")
Bathroom	3.00m (9'10") x 2.90m (9'6")
Utility	3.90m (12'9") x 1.70m (5'7")
Dressing Room	2.50m (8'2") x 2.10m (6'11")
En-suite	2.10m (6'11") x 1.70m (5'7")
Office/Study	2.40m (7'10") x 1.06m (3'6")
WC	2.39m (7'10") x 2.30m (7'6")

Gross internal floor area (m<sup>2</sup>): 213m<sup>2</sup>  
EPC Rating: C







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