





Banff, Aberdeenshire

A popular B&B with four bedrooms and three bathrooms, in stunning and elevated location with views.



Linkbraeheads is located in an elevated location just off the A98 and equidistant from the two popular seaside towns of Portsoy and Cullen, with picturesque views across the countryside and the Moray Firth. A short r drive takes you to some stunning rugged coastline and beaches, Sandend, and Cullen to name but a few, where 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, from seals to dolphins and numerous species of birds.

The Moray Coast is renowned for its relatively mild climate and fantastic outdoor pursuits, the rivers Deveron and Spey are a short drive from this property and are world famous for their salmon and trout fishing. The Duff House Royal and the famous Royal Tarlair golf courses are a short drive in the towns of Banff and MacDuff, with the challenging Cullen Bay being the local course.

Cullen is three miles west with Portsoy being two miles east, and are quite historic little places in their own right with spectacular scenery in and around both towns and nearby. With massive viaducts, spectacular beaches, sandy harbours, nice tearooms, delicatessens, other eateries and hotels, all of which add to the appeal of this area. Both towns can offer primary school facilities with secondary education available in the nearby town of Buckie or Banff. A comprehensive east coast bus network also operates through the village of Sandend.



Linkbraeheads is a truly immaculate detached dwelling situated in an elevated location above the picturesque seaside village of Sandend. This fantastic property with its great layout and high standard of décor offers spacious modern day living on two levels. The present owners have maintained, modernised and when required upgraded to an exceptional standard. Presented to the market with generous room sizes, double glazing, oil fired central heating and recently fitted multi fuel fire. Currently being utilised as a very successful B&B the property would suit the professional or retired couple or a fantastic family home. Early viewing is highly recommended.w

The property consists of an entrance to the stunning large conservatory that leads to the entrance hall, the master en-suite is to the left currently used by the owners with a further en-suite, the lounge features a wood-burning stove. The large dining/kitchen features a variety of worktop and storage space, from here you can gain access to both the utility room and office. The first floor has two double bedrooms with bay windows and large bathroom. In addition, there are ample storage cupboards throughout the property.

A decorative stone chip driveway just off the A98 Leads to the front of this impressive property, with manicured lawn gardens to the front with borders that are awash with colour throughout the year with seasonal flowers shrubs and plants. There is allocated parking to the side of the property for guests with owner parking immediately in front leading to the large garage/workshop to the rear of the property. The garage features both power and light.

The gardens have a perimeter fence or wall creating a part safe environment for pets and children alike. It should be noted that the views from the front garden are fantastic.

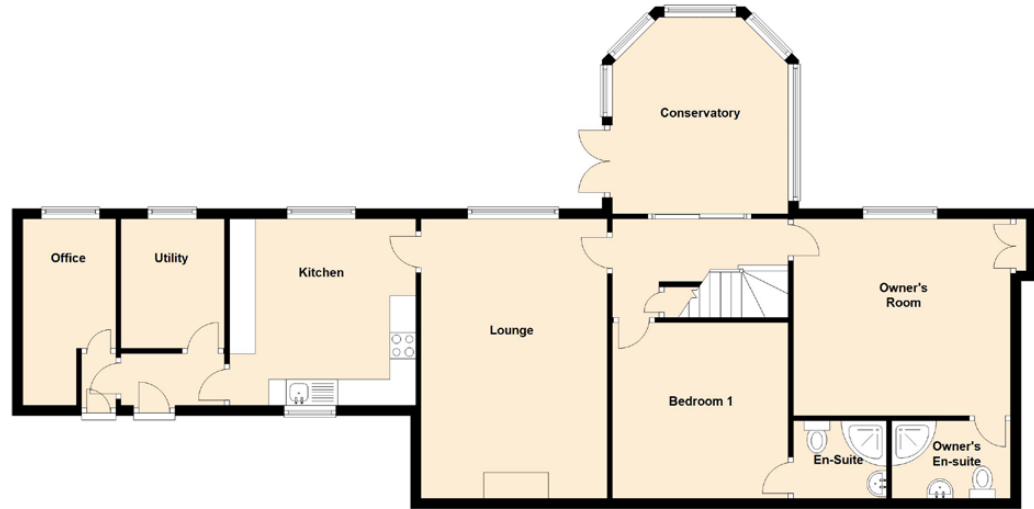
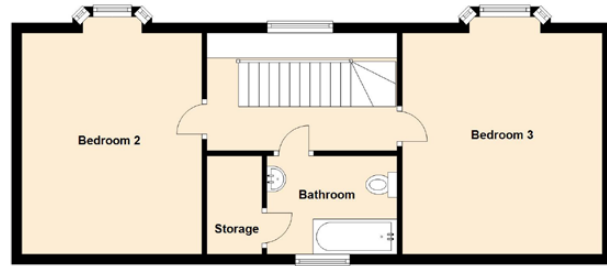




Bedrooms & En-suite



Property Specifications



Approximate Dimensions
(Taken from the widest point)

Lounge	5.40m (17'9") x 3.60m (11'10")
Kitchen	3.60m (11'10") x 3.60m (11'10")
Conservatory	3.40m (11'2") x 3.35m (11')
Owner's Room	4.20m (13'9") x 3.80m (12'6")
Owner's En-suite	2.50m (8'2") x 1.50m (4'11")
Bedroom 1	3.40m (11'2") x 3.40m (11'2")
En-Suite	1.80m (5'11") x 1.50m (4'11")
Bedroom 2	4.67m (15'4") x 3.60m (11'10")
Bedroom 3	4.67m (15'4") x 4.00m (13'1")
Bathroom	2.60m (8'6") x 1.90m (6'3")
Utility	2.50m (8'2") x 2.00m (6'7")
Office	3.60m (11'10") x 1.80m (5'11")

Extras (Included in the sale):

All fitted floor coverings, blinds, curtains, and light fittings will be included in the sale. All other soft furnishings and electrical items are by separate negotiation.

Gross internal floor area (m²): 144m²

EPC Rating: F

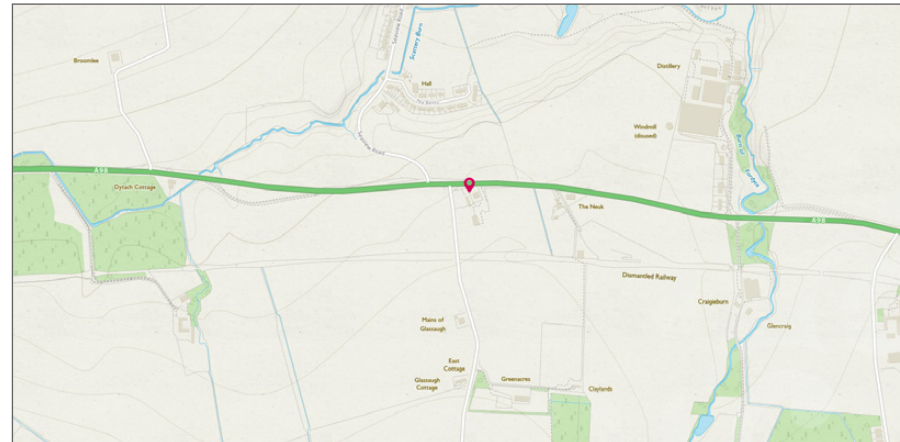
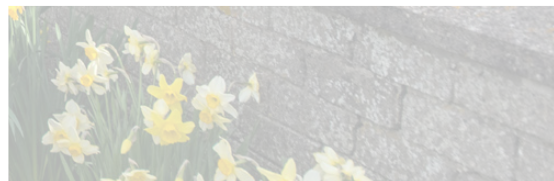
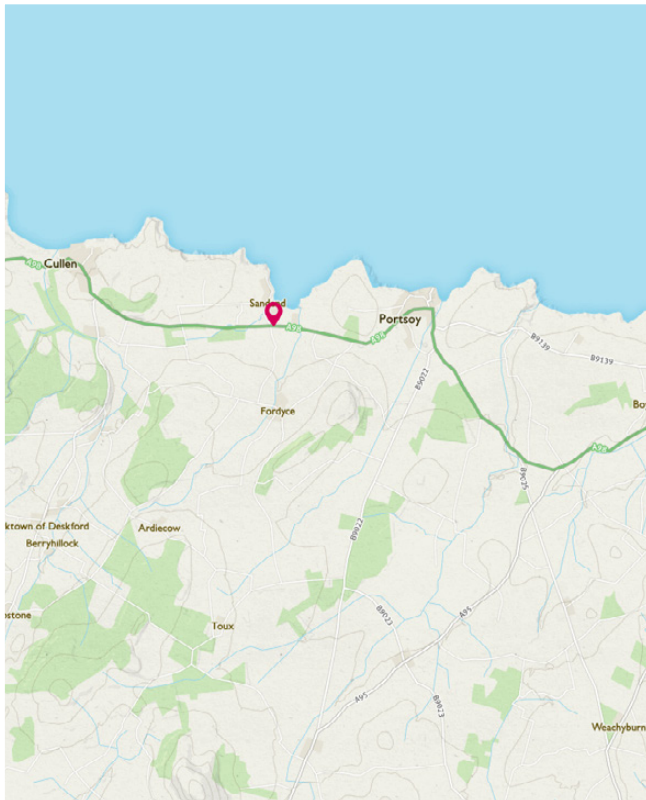
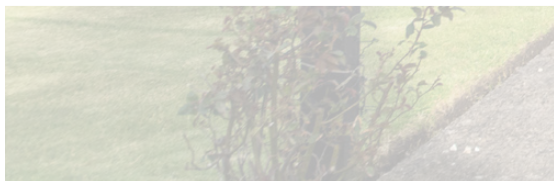


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