



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**Oldtown of Ord**

BANFF, ABERDEENSHIRE, AB45 3BA

Whitehills Bay



Cornhill towards Portsoy



Portsoy 13th Century Harbour



Inschdrewer Castle



# The Location

BANFF, ABERDEENSHIRE, AB45 3BA

Old Town of Ord is located on an elevated location with views of the rolling countryside, but only a short drive to the Moray Coast where you will find some spectacular sandy beaches and coastline, Sandend and Cullen to name but a few both of which have acres of sand and rugged coastline where you will find an abundance of wildlife that frequents these shores to keep you company, from seals to dolphins and countless species of birds.

The Moray Coast is renowned for having a relatively mild climate, with numerous leisure facilities available in the area, including a multitude of immaculate 18 hole golf courses. The Duff House Royal and the famous Royal Tarlair are both located a short drive away in the popular seaside towns of Banff and MacDuff. The Angler has a choice of rivers, beaches, rugged coastline and local harbour's to fish.

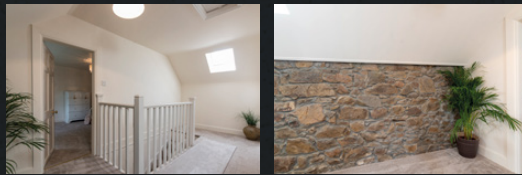
Approximately Five miles north of the property is the seaside town of Portsoy a historic little place with its own harbour with some spectacular scenery in and around the town including Loch Soy. All the normal facilities one would expect can be found locally in Portsoy including pre-school and primary schooling. Secondary schooling facilities are available in the nearby larger towns of Buckie and Banff, both of which provide a wide variety of local shops, major supermarkets, NHS health centres, Post Office, supermarkets, banking facilities, restaurants, cafés, and pubs, all of which 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 also operates through the town of Portsoy. With the East Coast rail network operating from Huntly.

# Oldtown of Ord

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Old Town of Ord is a three bedroom detached traditional stone and slate farmhouse situated in an elevated tranquil location and set back from the B9025. The current owner during her tenure has carried out a meticulous bare brick renovation, modernized and upgrade throughout but retained many original features, including the original stonework. There has been no expense spared with the use of skilled local professional trades personnel, and with quality materials, fixtures and fittings being evident throughout this stunning property. An immaculate crisp fresh neutral decor with new floor coverings and further benefiting from double glazed windows and LPG central heating throughout. This truly is a one of a kind and must be view property to fully appreciate the quality the location and size, you will not be disappointed.

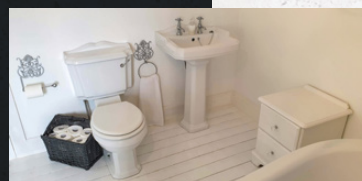
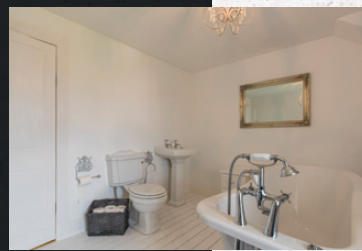
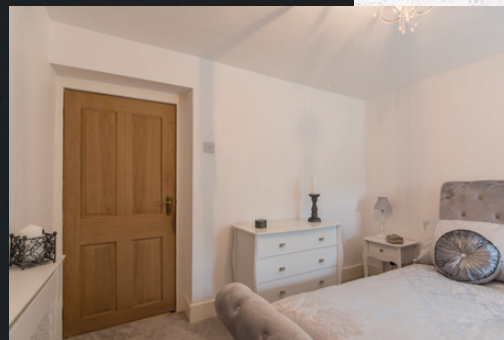
Access through the attractive rear porch which in turn leads to the immaculate handcraft country kitchen with quality units and contrasting worktops, an open arch leads to the family room with dining area and a bare brick original fireplace, where a multi-fuel fire has been installed. From the front porch, there is access to a shower room and guest WC, and into the traditional hallway. The spacious lounge exudes grandeur with its dual aspect windows open fireplace and sanded wooden floor. Bedroom three completes the ground floor.





“... immaculate handcraft country kitchen with quality units and contrasting worktops ...”





# Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



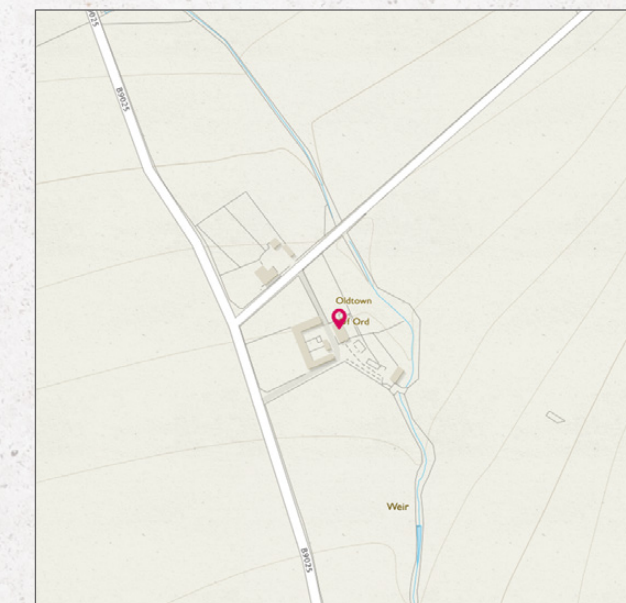
Approximate Dimensions (Taken from the widest point)

Lounge	4.60m (15'1") x 4.50m (14'9")
Family Room	4.80m (15'9") x 3.90m (12'10")
Kitchen	4.40m (14'5") x 4.00m (13'1")
Bedroom 1	4.60m (15'1") x 3.50m (11'6")
Bedroom 2	4.60m (15'1") x 3.50m (11'6")
Bedroom 3	3.20m (10'6") x 3.20m (10'6")
Bathroom	3.10m (10'2") x 3.10m (10'2")
Shower Room	2.30m (7'6") x 1.90m (6'3")

Gross internal floor area (m<sup>2</sup>): 142m<sup>2</sup> | EPC Rating: F

Extras (Included in the sale): All fitted floor coverings, blinds, curtains, and light fittings.

Services: Mains water and electricity, LPG central heating and drainage to a septic tank.



A carpeted staircase with wooden balustrade leads to the first-floor landing where a centrally located bathroom with rolltop bath and fireplace takes this property to another level. There are two large double bedrooms of equal size both are flooded with natural light in the morning.



Entrance & Steading



Kennels



View from the Drive

Two extensive driveways from the north and the east leads to the property and allows parking for numerous vehicles. The substantial gardens and paddocks extending to approximately two acres are surrounded by a boundary fence and are subdivided into different areas. The garden areas containing a variety of hedge, plants, shrubs mature trees and seasonal flowers which are awash with colour throughout the year and attract multiple birds and wildlife. Several external sitting areas throughout the garden are perfect for enjoying some alfresco dining the sun along with the wildlife. Purpose-built dog kennels and a dog run complete the extensive garden and paddock areas.

The large U shaped steading that has been sympathetically maintained and remains wind and watertight. Planning was sought and approved for the conversion of this steading into further residential accommodation but has now lapsed. Some areas of the steading have power and light.



Steading



Steading



Steading Forecourt



Paddock



Paddock View




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 Photographer



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**PETER REID**  
 Surveyor



Layout graphics and design  
**ALLY CLARK**  
 Designer