



**McEwan Fraser Legal**

Solicitors & Estate Agents

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Bay View

HARBOUR ROAD, GARDENSTOWN, BANFF, ABERDEENSHIRE, AB45 3YR



The Location

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ABERDEENSHIRE, AB45 3YR

The village of Gardenstown is located on the coastal footpath of the Moray Firth, where you are within a short drive or walk to some of the most talked-about beaches and rugged coastline that the Moray coast has to offer, where you can find yourself completely alone with acres of pebbled or sandy beaches, with only the abundance of wildlife that frequent these shores to keep you company, from seals to dolphins and numerous species of birds.

The Moray Coast is renowned for having a relatively mild climate. The angler is spoilt for choice, locally there are rivers, beaches, miles of coastline and harbours to fish. There are also numerous leisure facilities available in the area, including two immaculate golf courses; the famous Royal Tarlair in Macduff and the Duff House Royal in Banff.

The seaside towns Banff and Macduff are approximately 8 & 9 miles away. Both are of historical importance with fantastic scenery in and around the locality, and both have working harbours and marinas. All the normal facilities one would expect can be found locally within these two towns, leisure centres with swimming pools, a choice of primary and secondary school facilities, with several banking options, NHS health centre, local shops, Post Office, major supermarkets, restaurants, cafés, a multitude of really nice tearooms, delicatessens, hotels and pubs, all of which add to the appeal of this area, which is frequented by numerous visitors especially during peak seasons.



Bay View

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Bay View, Harbour Road, Gardenstown is a spacious mid-terrace traditional stone and slate built property, situated in an elevated location with uninterrupted sea views across the bay. The property has been owned by the same family for almost 100 years, having been built in 1924 by the current owner's grandfather.

A short walk or evening stroll will take you to the harbour, local shop, restaurant & pub plus other amenities you would expect to find in a vibrant seaside village including pre and primary schooling. This substantial dwelling offers spacious living accommodation over two floors benefiting from some original features still being evident, with double glazing and oil-fired central heating. The property will require modernization but has undoubtedly the potential to be brought back to the grand old property it once was. Early viewing is a must to fully appreciate the size, location and views that this property offers.

On the ground floor, the property consists of a hallway with original tiles, a spacious lounge with two large windows with views over the bay and the Moray Firth, bedroom four with the same views and the dining kitchen with multiple units. A second reception room with large storage cupboard, that was previously used as a dining room, can also be found between the front and rear hallways. The rear hallway allows access to the utility room and the integral garage as well as the guest WC. A carpeted stairway with wooden balustrade leads to the first-floor landing where you will find a centrally located three-piece bathroom, a large master bedroom with bay window overlooking the bay, a further double bedroom again with bay window and views with a third bedroom completing the accommodation.

In addition, there are ample storage cupboards throughout the property.

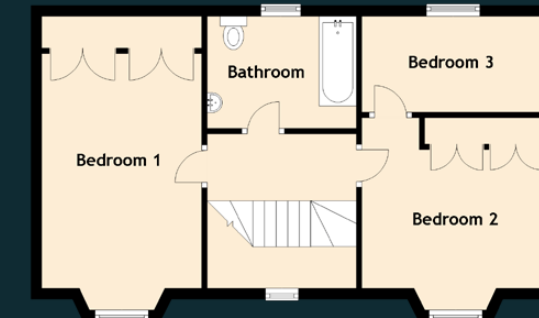
A gated boundary wall to the front of the property with steps to the side allows access to the property and your own personal veranda, which is adorned with wrought iron rails, perfect for some al-fresco dining and enjoying the fantastic views and sunsets. Parking is available to the front and rear of the property with off-street parking via the garage at the rear of the property.





Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



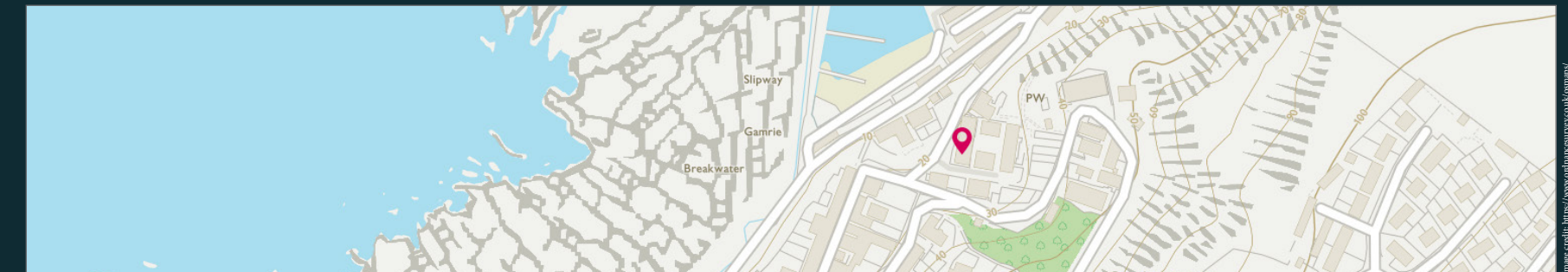
Approximate Dimensions
(Taken from the widest point)

Lounge	5.50m (18'1") x 3.50m (11'6")
Kitchen	4.00m (13'1") x 3.20m (10'6")
Reception/Dining Room	4.30m (14'1") x 2.80m (9'2")
Garage/Utility	4.80m (15'9") x 3.90m (12'10")
Bedroom 1	4.40m (14'5") x 3.00m (9'10")
Bedroom 2	3.50m (11'6") x 3.30m (10'10")
Bedroom 3	3.50m (11'6") x 1.80m (5'11")
Bedroom 4	5.50m (18'1") x 3.00m (9'10")
Bathroom	2.80m (9'2") x 2.10m (6'11")

Gross internal floor area (m²): 118m²

EPC Rating: F

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





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Part
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