



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
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**3 Harbour Lane**

BANFF, GARDENSTOWN, ABERDEENSHIRE, AB45 3WR

# AREA GARDENSTOWN

BANFF, ABERDEENSHIRE, AB45 3WR

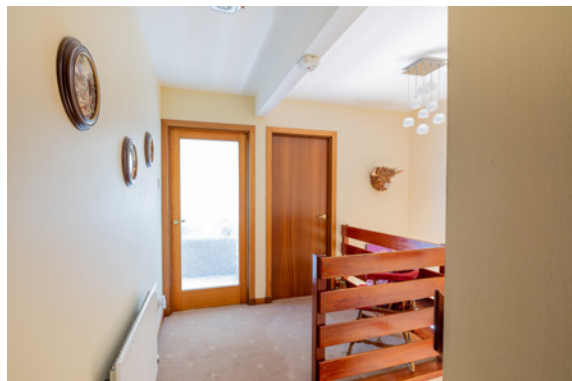
Number 3 Harbour Lane and the seaside village of Gardenstown are on the coastal footpath of the Moray Firth. Here, you are within a short drive or walk to some of the most talked-about beaches on the Moray coast, where you can find yourself completely alone with acres of sand stretching out in front of you, 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 beaches, rugged coastline and harbours waiting to be fished. 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 town of MacDuff approximately eight miles away is a historic little place with its working harbour. All the normal facilities one would expect can be found locally in Macduff and Banff.

There are pre-school, primary school and secondary school facilities available, recently open leisure centres, a major NHS health centre, local shops, Post Office, supermarkets, restaurants, cafés, a multitude of 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.





# 3 HARBOUR LANE

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Harbour lane is a Mid Terrace property situated in the quaint and popular picturesque coastal village of Gardenstown. The property is located in the lower part of the village and a short walk or evening stroll to the harbour and beach, other village amenities include a local shop, restaurant, and pub, pre-schooling and primary schooling are also available in the village. This substantial dwelling offers spacious versatile living accommodation over two floors of which the present owners have maintained, modernized, redecorated, and upgraded throughout to an exceptional standard. The property benefits from immaculate fresh decor, with quality fixtures and fittings, full double glazing, and oil-fired central heating. A fantastic opportunity to purchase a property that will make a fantastic family holiday home and with holiday homes demanding premium prices a fantastic investment property. Early viewing is a must to fully appreciate this property its location and the views from the upper floor and balcony that it offers.

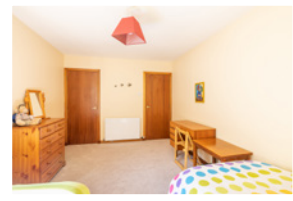
The property consists of a hallway to all accommodation, on the ground floor a large open plan family living area with a modern kitchen with multiple base and wall mounted units with contrasting worktops and dining area, access to the utility room and integrated garage which has a roller door with power and light, access to the rear of the property is from the utility room. A very spacious five-piece family bathroom completes the ground floor.

A carpeted staircase with wooden balustrade leads to the first floor, where you will find the main reception room with patio doors to a large balcony with views across the Moray Firth, the master en-suite has a recently fitted en-suite shower room and large fitted wardrobes with again views across the bay, there are two further large double bedrooms both have fitted cupboards. Also, there are ample storage cupboards on both floors.

Free on-street parking is available to the front and at the rear, you have access to your integrated garage.

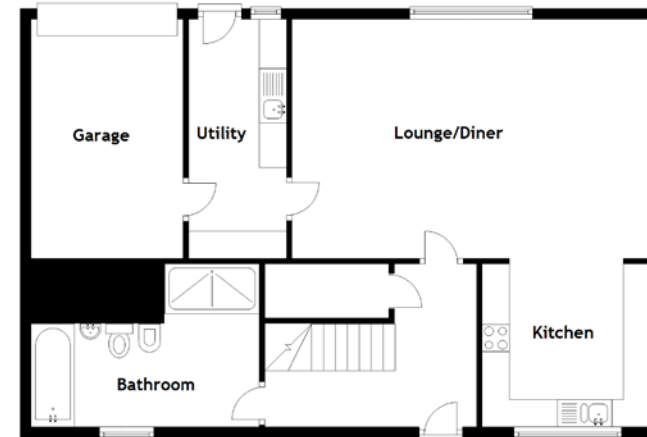
Mains electricity, main drains, and water with oil-fired central heating.





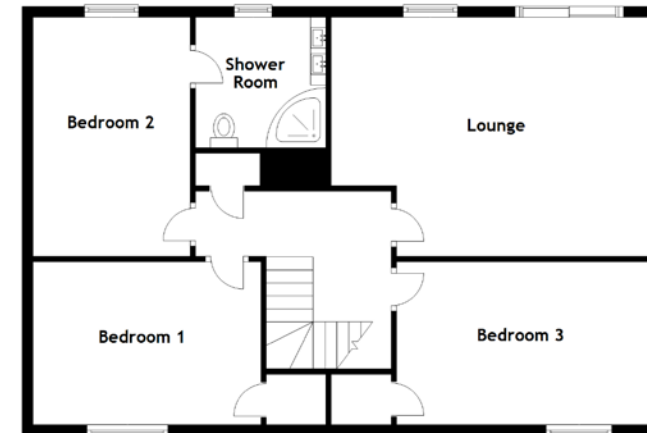
# DETAILS & SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

Ground Floor	
Lounge/Diner	6.60m (21'8") x 4.40m (14'5")
Kitchen	3.10m (10'2") x 3.00m (9'10")
Utility	4.40m (14'5") x 1.80m (5'11")
Bathroom	4.20m (13'9") x 3.00m (9'10")

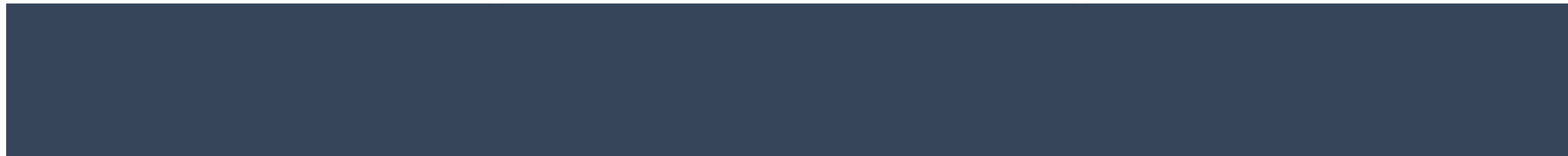


First Floor	
Lounge	5.90m (19'4") x 4.40m (14'5")
Shower Room	2.40m (7'10") x 2.40m (7'10")
Bedroom 2	4.40m (14'5") x 3.00m (9'10")
Bedroom 3	4.70m (15'5") x 3.00m (9'10")
Bedroom 1	4.20m (13'9") x 3.00m (9'10")

Gross internal floor area (m<sup>2</sup>): 158m<sup>2</sup>

EPC Rating: D

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



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