

Burnside House, 9 Burnside

PORTSOY, BANFF, AB45 2QN



*Stunning recently modernised and
extended Grade C-listed property*



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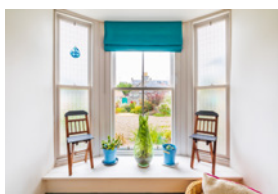
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Burnside House is a stunning grade C listed property circa 200 plus years old that has been sympathetically renovated during the current owner's tenure. This has retained many of the property's original features. The use of professional trade persons and quality materials is evident at every turn. Recent upgrades include three en-suite facilities and re-plastering where necessary with a full redecoration throughout.

The property has generous room sizes over two floors, with potential for additional accommodation on a third floor, and further benefits from gas central heating with a wood-burning stove in the main principal room. Decorated in a fresh neutral tone throughout with a multitude of quality fixtures and fittings. This is a one-of-a-kind property in a fantastic location and is presented to the market in excellent walk-in condition. A lovely family home with room to grow. It would also suit the extended family and the professional who wants to work from home in a stunning environment. Viewing is highly recommended and is the only way to fully appreciate this very desirable property. You will not be disappointed.

THE LOUNGE



The property comprises; a ground floor, stone and slate-built porch that allows access to all accommodation. The large reception room is flooded with natural light from a bay window that overlooks the front garden, original features and a wood-burning stove add that touch of grandeur.

THE KITCHEN

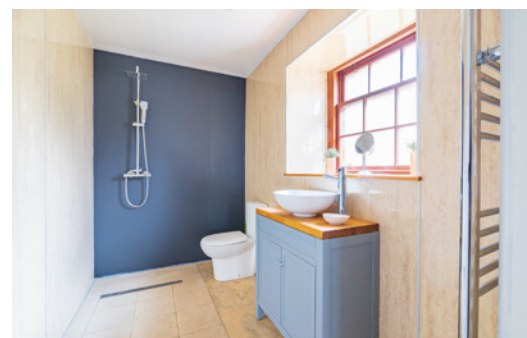


At the opposite end of the property, there is a mostly hand-built bespoke kitchen with multiple work surfaces and wall/base mounted units and stand-alone appliances.



To the rear of the property, there is a spacious double bedroom with a huge walk-in wet room which also has its own private back door that allows access to the rear garden. The property is cleverly designed as a potential Air B&B, laundry/utility cupboard and guest WC complete the ground.

LOWER BEDROOM 3



THE GARDEN ROOM & WC





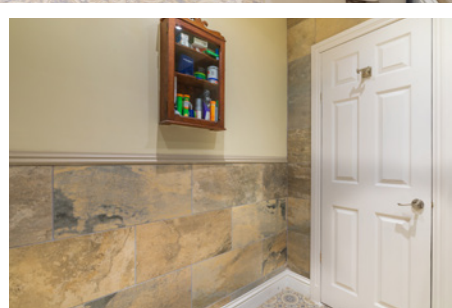
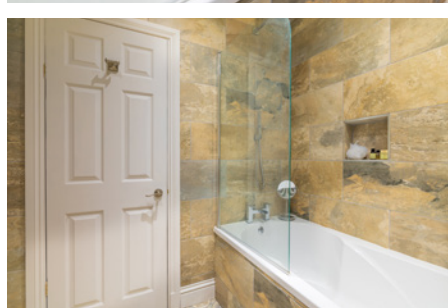
A stripped-back wooden staircase with a balustrade leads to the two upper floors. On the first floor, you have, the master bedroom with its large bay window, walk-in cupboard and stunning en-suite bathroom. Another double bedroom also has built-in cupboards and another en-suite bathroom. A door from the first-floor landing allows access to a hidden stairway and leads to the attic rooms that have power and light with potential for further development. In addition, there are ample storage cupboards on all three floors.

BEDROOM 1





BEDROOM 2

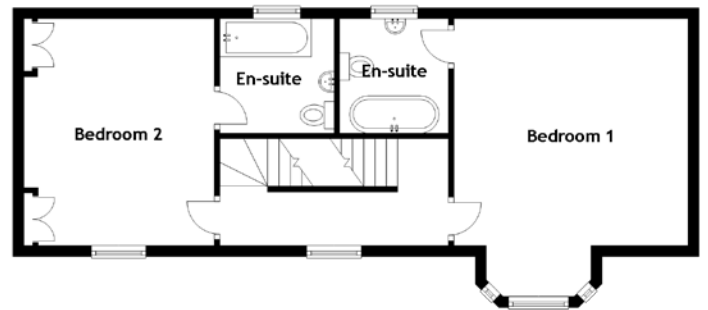
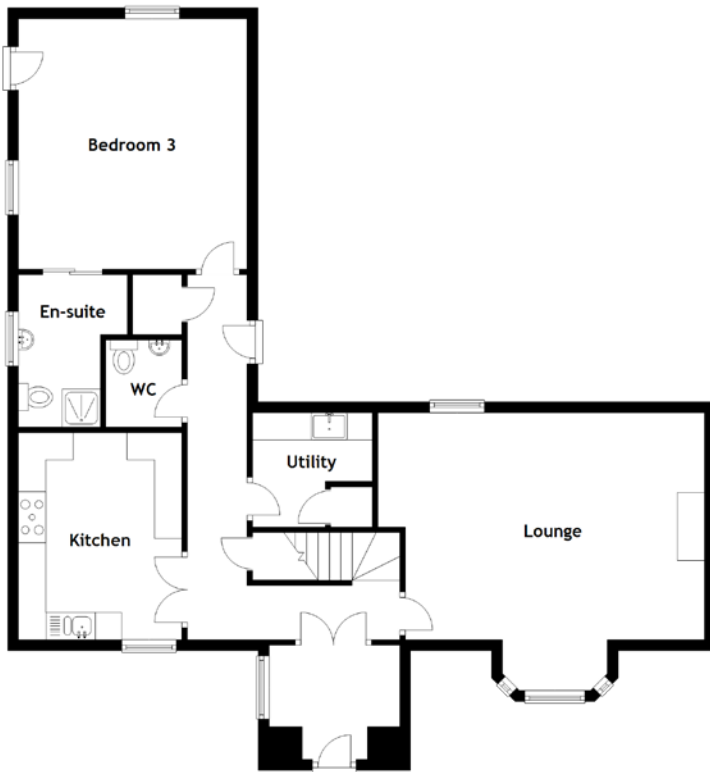


As to the gardens and outside areas. The front garden has a gated low perimeter wall laid to decorative stone chip with borders that are bursting with colour from a multitude of mature shrubs, plants and seasonal flowers. You also have access through a pedestrian wooden gate or from the main house to the extensive rear garden. This private and walled garden with a south-westerly outlook must be seen to be fully appreciated. Segregated and designed into several areas, to ensure that you get the most enjoyment throughout the day regardless of the weather, laid to either lawn decorative stone paving/ stone chip with mature trees, plants, shrubs and seasonal flowers that are awash with colour. A choice of seating areas and a sheltered patio area from the kitchen is perfect for some al-fresco dining, entertaining and enjoying the sun. This is also a safe environment for children and pets alike.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



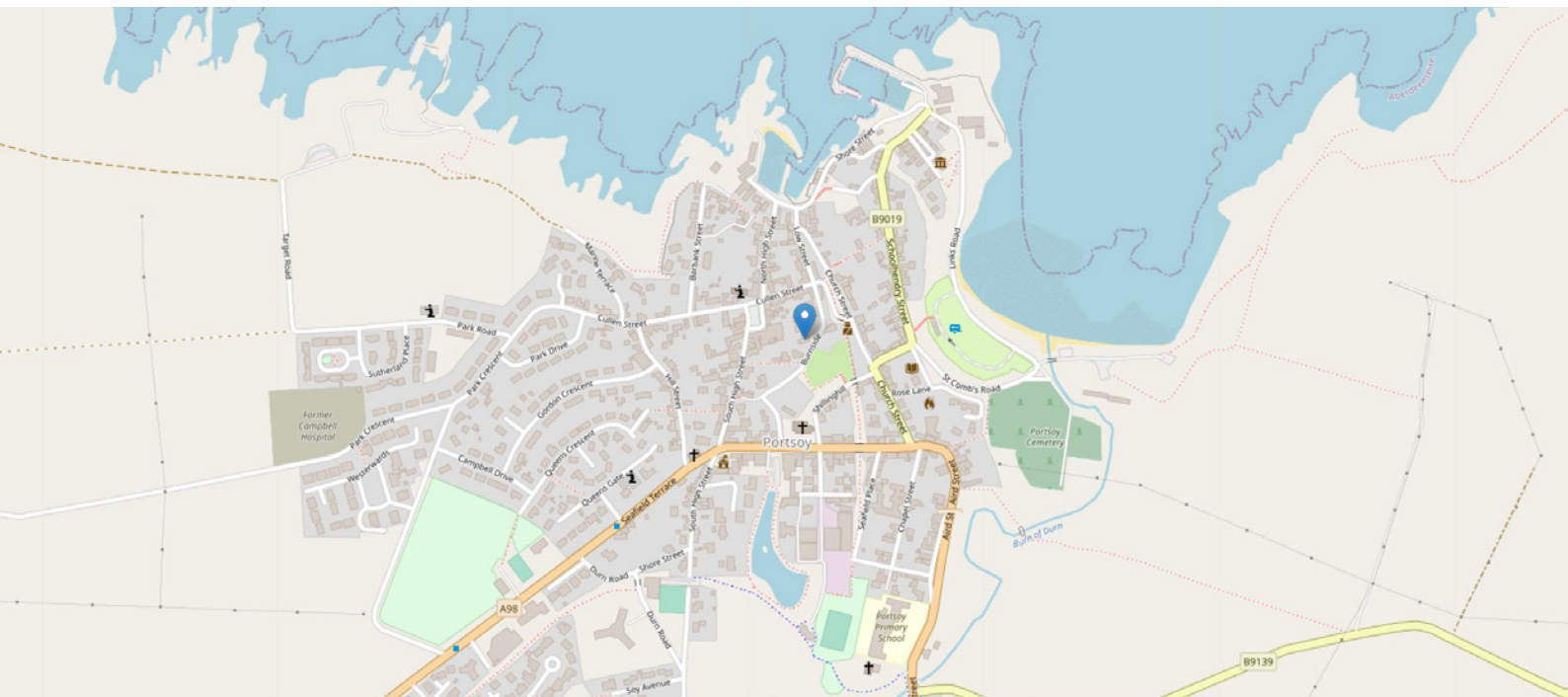
Approximate Dimensions (Taken from the widest point)

Lounge	6.00m (19'8") x 4.94m (16'3")
Kitchen	3.80m (12'6") x 3.00m (9'10")
Utility	2.20m (7'3") x 2.10m (6'11")
WC	1.60m (5'3") x 1.40m (4'7")
Bedroom 1	5.10m (16'9") x 4.30m (14'1")
En-suite	2.10m (6'11") x 2.00m (6'7")
Bedroom 2	4.40m (14'5") x 3.50m (11'6")

En-suite	2.10m (6'11") x 2.10m (6'11")
Bedroom 3	4.60m (15'1") x 4.20m (13'9")
En-suite	2.80m (9'2") x 2.00m (6'7")

Gross internal floor area (m²): 157m²
EPC Rating: E

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



THE LOCATION

This grade C-listed building is located in the lower part of the historic and vibrant seaside town of Portsoy on the Moray Coast. A short drive will find you on some stunning beaches and rugged coastline that this area has to offer, 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 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 with numerous leisure facilities available in the area and you have salmon and trout fishing on the River Deveron and the Spey with a choice of harbours, beaches and coastline waiting to be fished. Locally you will find an abundance of outdoor pursuits and there is horse riding, mountain bike trails, surfing and windsurfing, and you also have a multitude of immaculate golf courses. The Duff House Royal and the famous Royal Tarlair are both located in the towns of Banff and MacDuff.

Portsoy is a historic little place with its own harbour with some spectacular scenery in and around the town with the historic Durn House and Loch Portsoy. All the normal facilities one would expect can be found locally and there are pre and primary schooling, with secondary schooling facilities available in the nearby towns of Buckie and Banff. A variety of local shops can be found within the town centre. An NHS health centre, post office, supermarket, restaurants, cafés, and pubs, all of which add to the appeal of this area. The area is frequented by numerous visitors, especially during peak season and there is also the famous local Portsoy Boat Festival. A comprehensive East Coast bus network also operates through the town of Portsoy.



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