




McEwan Fraser Legal

Solicitors & Estate Agents

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28 Low Shore

WHITEHILLS, BANFF, ABERDEENSHIRE, AB45 2NN



WHITEHILLS BANFF

ABERDEENSHIRE, AB45 2NN

Number 28 Low Shore and the village of Whitehills are found 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 an abundance of wildlife can be seen, such as seals, dolphins and the numerous species of birds that frequent this coastline.

Whitehills is quite a historic little place with some spectacular scenery around the village. The property is a short walk from the marina and the village centre. All the amenities that one would expect are available in the village including a local shop, Post Office, well-known local fish shop, chip shop with café, hotel, and restaurants, 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. Pre and primary schooling are also available in the village.

The town of Banff, three miles approximately to the east offers further primary and secondary school facilities. There are also numerous leisure facilities available in the area, including two immaculate eighteen hole golf courses. The Duff House Royal and the famous Royal Tarlair links golf course are a short drive from this property. The River Deveron is close by and is renowned for its salmon and trout fishing. The Angler really is spoilt for choice with numerous local rivers, beaches and rugged coastline to fish. All the other normal facilities one would expect from a vibrant seaside town, such as several banking options, NHS health centre, small shops, Post Office, restaurants, and major supermarkets, can be found close by. A comprehensive East Coast Bus network runs through the both Banff and Whitehills.





28 LOW SHORE

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Situated in the lower part of the village of Whitehills in a quiet, popular residential and holiday area is this fantastic stone and slate detached four-bedroom dwelling. The property is situated minutes from the Marina and a short walk or evening stroll to the village centre and the fantastic rugged coastline that the Moray Firth is renowned for.

The property is present to the market in an immaculate walk-in condition, which the current owners have continuously upgrade to a superb standard. The property further benefits from immaculate fresh decor, water filled electric heating and double glazing. This ideally located property will make a fantastic first-time purchase, would suit the young family the professional couple, holiday home, holiday let or a superb investment property. Early viewing is a must to fully appreciate the standard of the accommodation on offer.

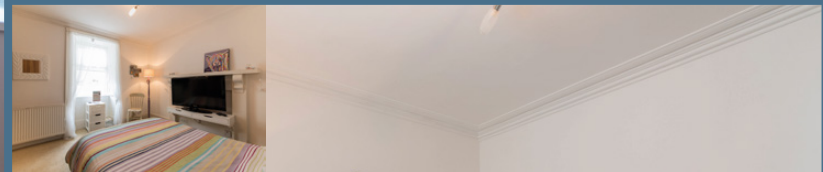
The property comprises of an entrance hallway leading to all other accommodation including a bright spacious lounge with dual aspect windows, modern kitchen with wall and base mounted units with contrasting worktops, a second reception room currently used as a bedroom, and an immaculate three-piece family bathroom with power shower over the bath. A carpeted staircase leads to the first-floor landing where you have the master bedroom, a second double bedroom and an additional small bedroom. In addition, there are ample storage cupboards throughout the property.

An entrance path allows access to the front of the property where you have a gated courtyard with boundary wall, laid to concrete for ease of maintenance, perfect for sitting out and enjoying the late afternoon sun. Adjacent to the property is a small stone outbuilding that has power and light ideal for storing garden furniture, mountain bikes etc. Ample on-street parking is also available opposite the property.



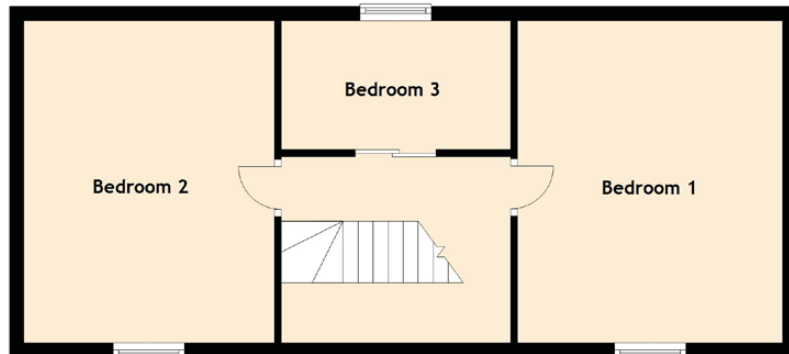
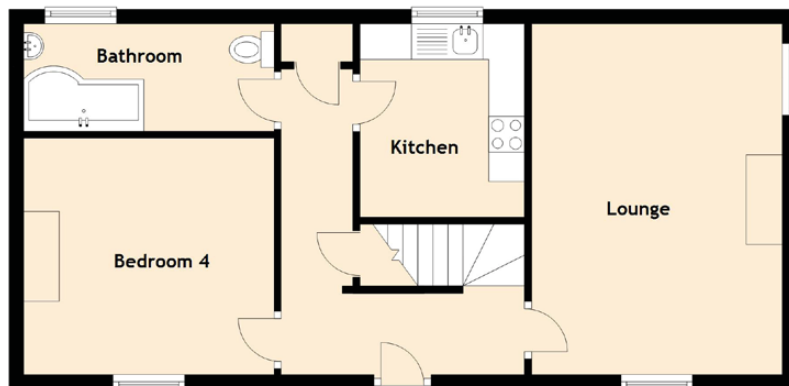
MINUTES FROM THE MARINA AND A SHORT WALK OR EVENING STROLL TO THE VILLAGE CENTRE





SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



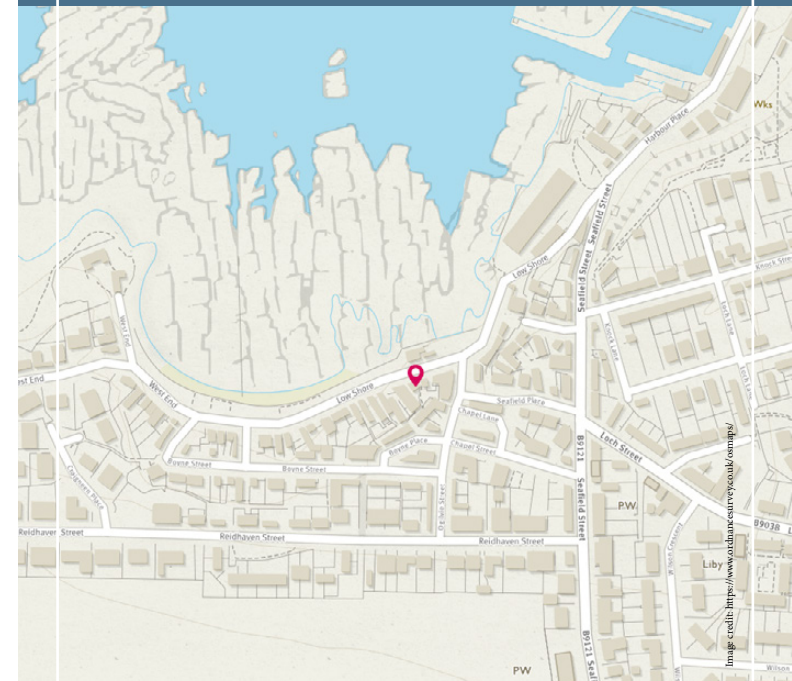
Approximate Dimensions
(Taken from the widest point)

Lounge	4.90m (16'1") x 3.50m (11'6")
Kitchen	2.70m (8'10") x 2.30m (7'7")
Bedroom 1	4.50m (14'9") x 3.80m (12'6")
Bedroom 2	4.50m (14'9") x 3.50m (11'6")
Bedroom 3	3.50m (11'6") x 3.30m (10'10")
Box Room	3.20m (10'6") x 1.80m (5'11")
Bathroom	3.50m (11'6") x 1.50m (4'11")

Gross internal floor area (m²): 92m²

EPC Rating: G

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






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Text and description
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Surveyor



Professional photography
SCOTT MARSHALL
Photographer



Layout graphics and design
ALLY CLARK
Designer