

3 Culbeuchly Cottages

BANFF, ABERDEENSHIRE, AB45 3AJ



IMMACULATE SPACIOUS THREE-BEDROOM SEMI-
DETACHED COTTAGE WITH COUNTRY VIEWS



01224 472 441



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





Number 3 Culbeuchly Cottages Banff, is a fantastically located traditional stone and slate cottage set in a tranquil rural location, a mile from the main A98, and set back of the B9121, with uninterrupted country views to the north and south over the rolling countryside. The present owners during their tenure have maintained and upgraded this spacious cottage regardless of cost with some huge recent upgrades to bathrooms, floor coverings, and two multi-fuel stoves. The property further benefits from a fresh neutral décor, full double glazing, and oil-fired central heating.

The vestibule leads into the internal hallway which follows through to the spacious lounge which is open plan to the south-facing sunroom, flooded with natural light from multiple windows with a multi-fuel stove adding that touch of grandeur.



The dining kitchen/family room features multiple base and wall-mounted units along with many useful integrated and stand-alone appliances another recently fitted multi-fuel stove and French doors to the rear garden providing amazing country views. A double bedroom with fitted wardrobes is currently used as a snug, with the modern family bathroom with a separate shower cubical and utility room completing the ground floor accommodation.







Bedroom 3





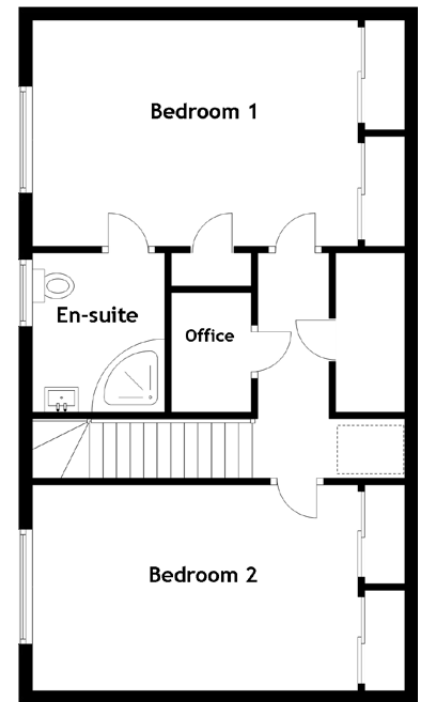
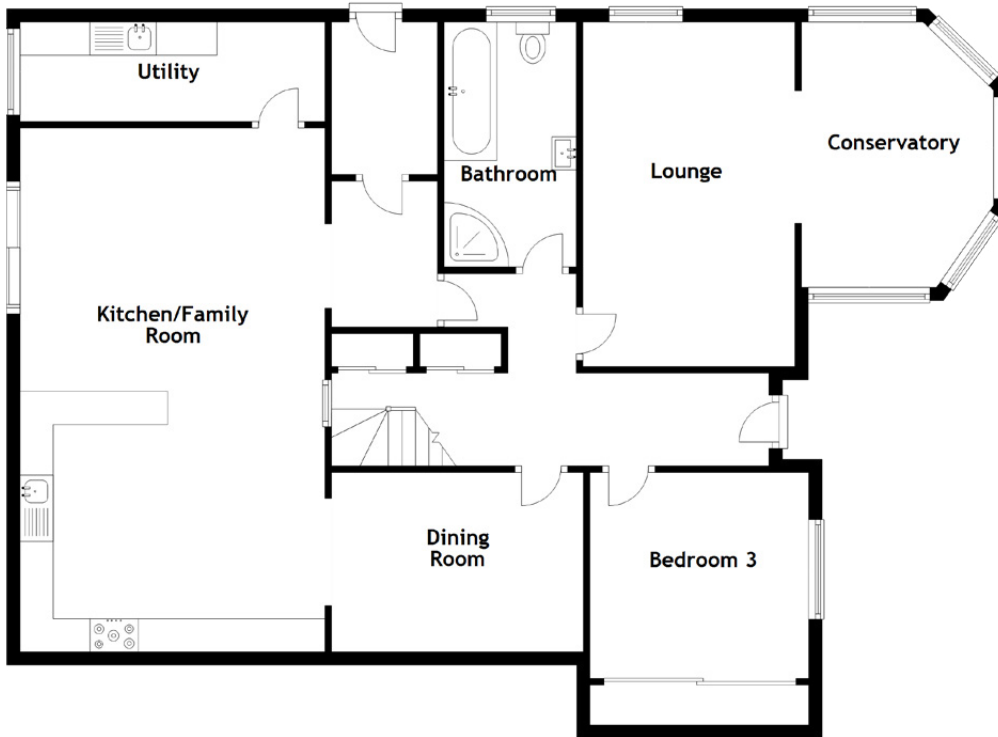
A staircase with a wooden balustrade leads to the first-floor landing where you have the master bedroom with a newly completed modern en-suite shower room, a home office, and a further double bedroom both have fitted wardrobes with bay windows overlooking the rear garden and countryside. In addition, there are ample storage cupboards throughout the property.





Bedroom 2





Approximate Dimensions

(Taken from the widest point)

Kitchen/Family Room	7.00m (23') x 4.60m (15'1")	Utility	4.60m (15'1") x 1.50m (4'11")
Lounge	5.20m (17'1") x 3.20m (10'6")	Office	1.80m (5'11") x 1.20m (3'11")
Conservatory	4.00m (13'2") x 2.90m (9'6")		
Dining Room	3.80m (12'6") x 2.70m (8'10")		
Bedroom 1	4.90m (16'1") x 3.40m (11'2")		
Bedroom 2	4.90m (16'1") x 3.10m (10'2")		
Bedroom 3	3.30m (10'10") x 3.10m (10'2")		
Bathroom	3.70m (12'2") x 2.00m (6'7")		
En-suite	2.40m (7'10") x 2.00m (6'7")		
			Gross internal floor area (m ²): 180m ²
			EPC Rating: D
			Extras (Included in the sale): All fitted floor coverings, blinds, curtains, and light fittings.

A gated walled garden and tarred driveway lead to the property where there is parking for at least four vehicles. The front garden has also been tarred for ease of maintenance and additional parking, with sporadic planting of potted seasonal flowers. The rear garden is laid mostly to lawn with raised vegetable gardens, and a greenhouse with borders containing various shrubs plants seasonal flowers. The rear garden is gated and walled making a safe and secure environment for children and pets.





A summer house contains a home-style bar and hot tub facilities, perfect for entertaining and enjoying some al-fresco dining and the afternoon sun.





This idyllic cottage is situated just off on the B9121 approximately 2 miles south of the popular picturesque coastal village of Whitehills where you will find a multitude of local amenities including the marina/harbour, local shop, seafood restaurant, renowned fish & chip shop, local pub with a highly regarded pre-school and primary school.

The Moray Firth is renowned for its rugged coastline and beaches where you will 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 dolphins to seals the occasional whale and numerous species of birds. The Angler is spoilt for choice, locally you have the River Deveron renowned for its salmon and trout fishing with a choice of beaches, rugged coastline, and harbours all within a short distance from this property. There are also numerous leisure facilities available in the area, including two immaculate Links golf courses. The Royal Tarlair in Macduff and Duff House Royal Golf Course in Banff.

The Location

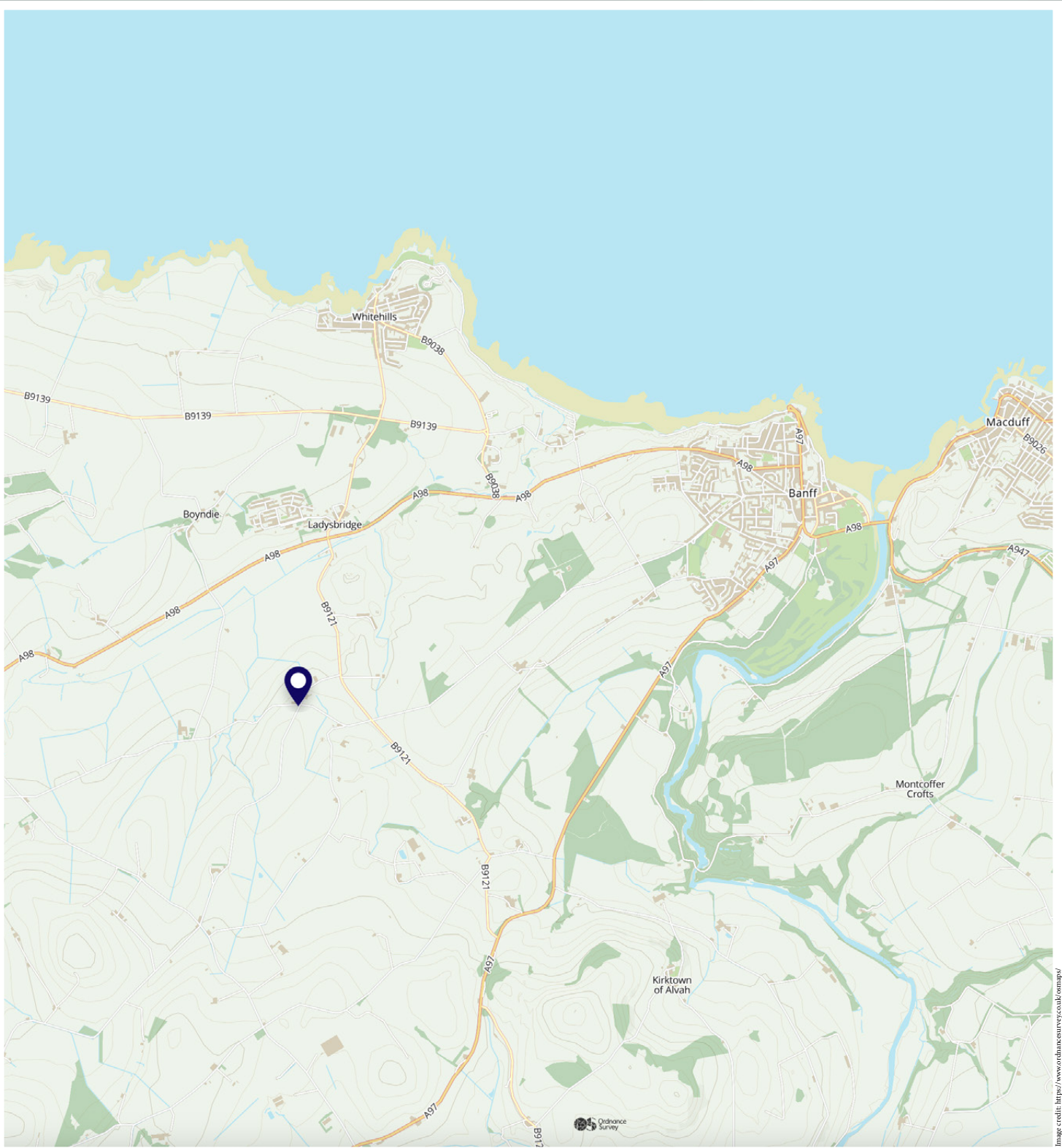


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01224 472 441
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk



Text and description
PETER REID
 Area Sales Manager



Layout graphics and design
ALAN SUTHERLAND
 Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.