

2 Ordens Cottages

BOYNDI, BANFF, ABERDEENSHIRE, AB45 2AE



Countryside location with uninterrupted views, and minutes from the beautiful Moray coastline with its fantastic beaches



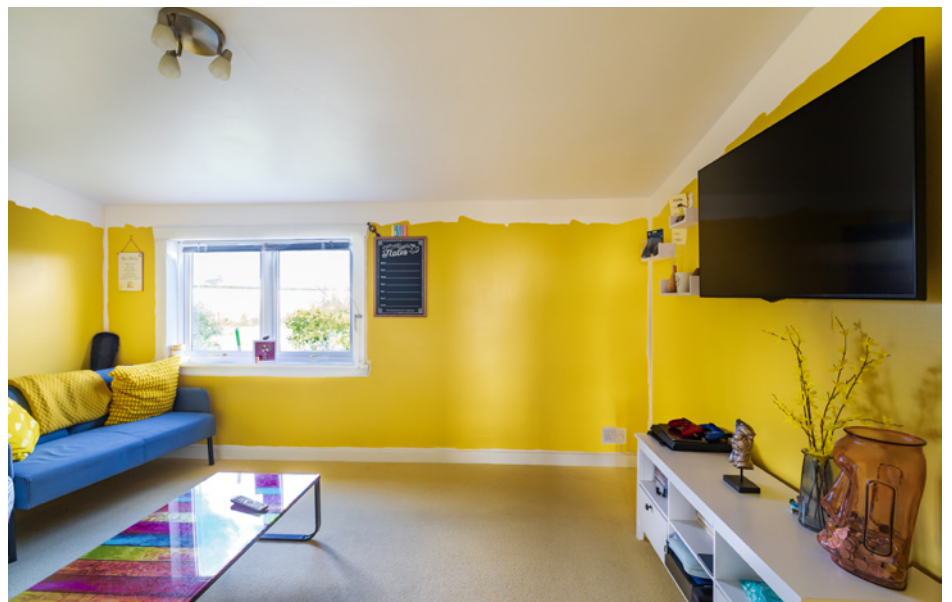
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2 Ordens Cottage, Boyndie, Banff, is a fantastic semi-detached cottage offering versatile living accommodation over two levels. This original cottage has been extended before the current owner's tenure and is presented to the market with generous room sizes, with recent upgrades to the kitchen and bathroom, further benefiting from full double glazing and oil-fired central heating. Its peaceful location will make it a fantastic first-time purchase would also the professional couple or a fantastic holiday home, or Air B&B.

THE LOUNGE



The property comprises: an entrance hall, leading to all accommodation. The main lounge with a feature fireplace, a large window ensures that this room is flooded with natural light, and a further sitting room accessed from the lounge would be ideal for the home office or a third bedroom. A modern dining kitchen is fitted with multiple wall and base-mounted units with integrated appliances. The three-piece family shower room completes the ground-floor accommodation.

THE SITTING ROOM



GROUND FLOOR BEDROOM



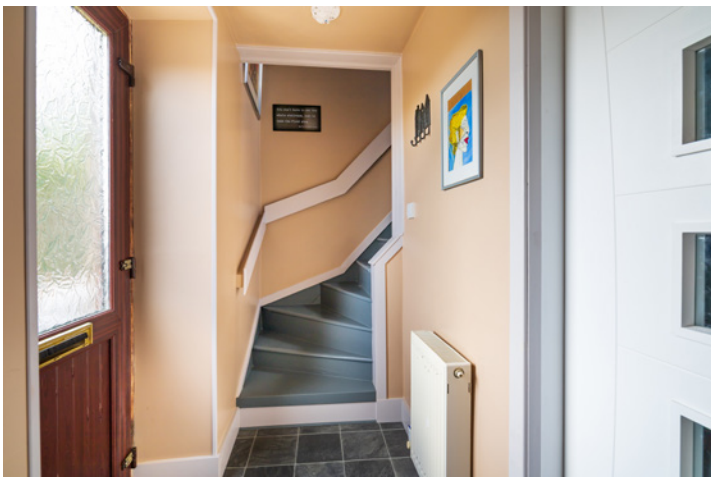
THE KITCHEN



THE SHOWER ROOM



A wooden staircase leads to the upper landing and a spacious double bedroom which has fitted wardrobes.



FIRST FLOOR BEDROOM

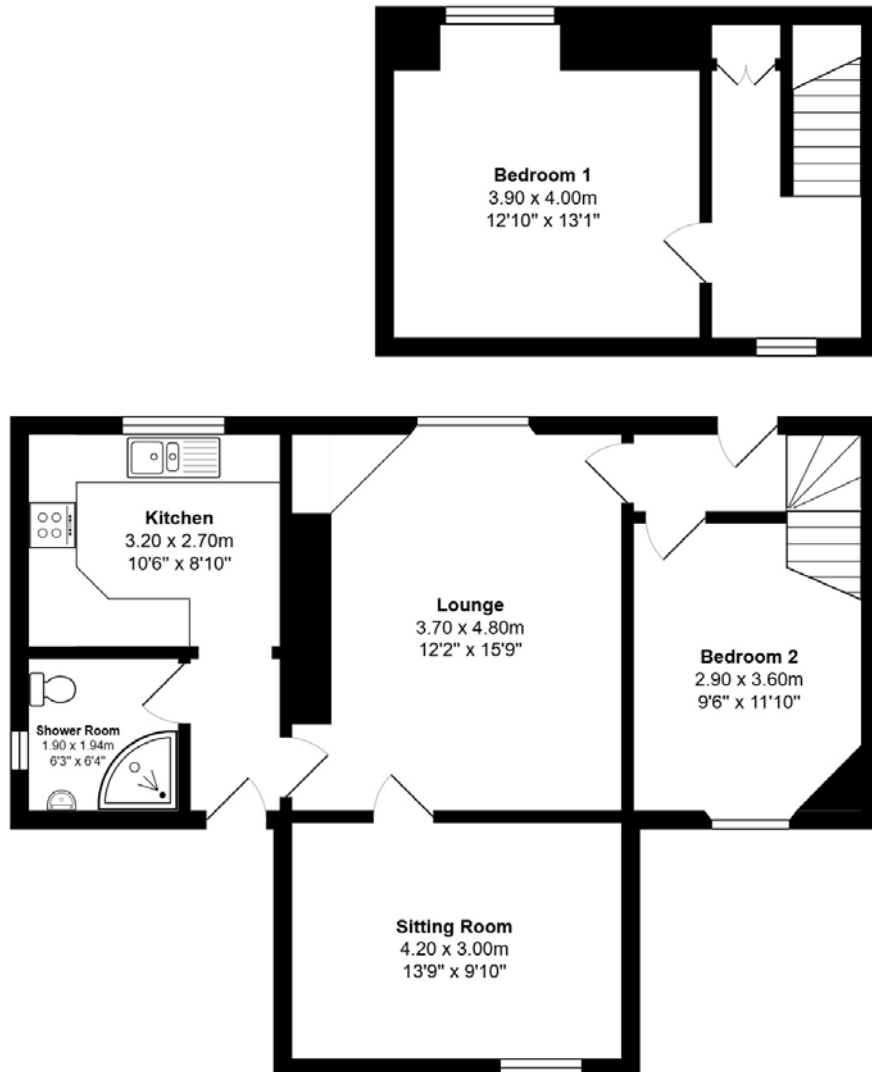


The front garden has a gated low perimeter fence and is laid to decorative stone chip. A hard-standing allows parking for multiple vehicles. Access is through a pedestrian wooden gate or from the main house to the extensive rear garden. The garden has a boundary fence and is laid mostly to lawn with an abundance of mature trees, shrubs and plants. The garden is perfect for some al-fresco dining, entertaining and enjoying the sun; it also provides a safe environment for children and pets alike.

EXTERNALS



FLOOR PLAN & DIMENSIONS

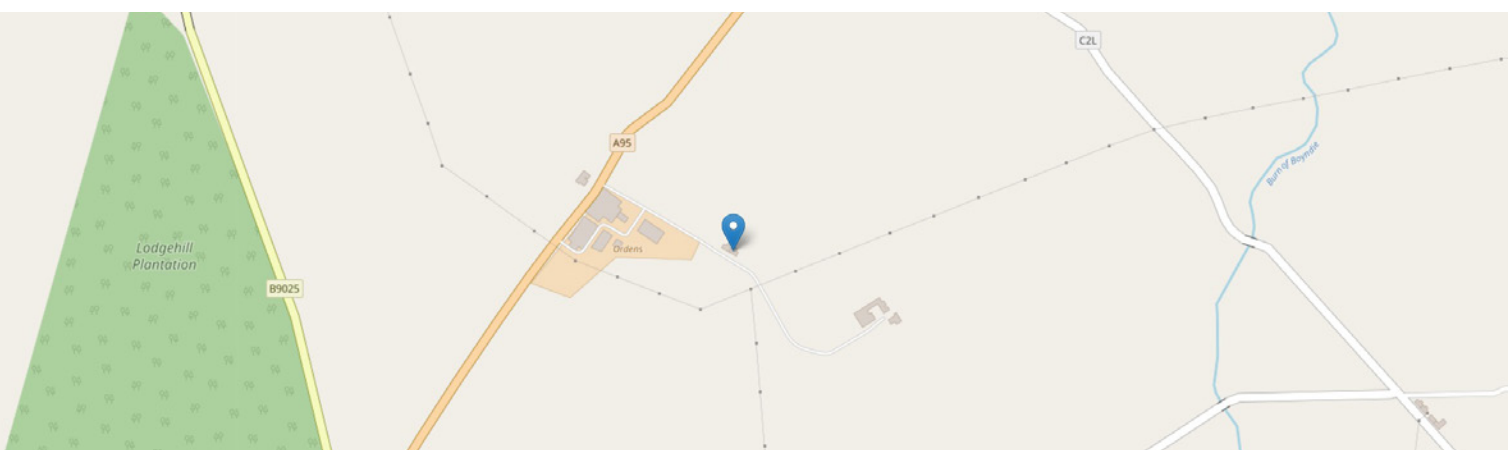


Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 80m² | EPC Rating: E

Extras: All fitted floor coverings, blinds, curtains and light fittings.

Services: Mains electric, oil-fired central heating, mains water with drains to a septic tank and soak away.



THE LOCATION

2 Orden's Cottage is set back from the A95 and located within a rural location with uninterrupted countryside views, but only a short drive to the Moray Coast where you will find some spectacular beaches, Sandend, Boyndie and Cullen to name but a few which have acres of sand and rugged coastline stretching out in front of you, with only the abundance of wildlife that frequents these shores to keep you company, from seals to dolphins and countless species of birds.





The Moray Coast is renowned for having a relatively mild climate, with numerous leisure facilities available in the area, including a multitude of immaculate 18-hole golf courses. The Duff House Royal and the famous Royal Tarlair are both located a short drive away in the popular seaside towns of Banff and Macduff. The angler has a choice of rivers, beaches, rugged coastline and local harbours to fish.

Approximately three miles north of the property is the seaside town of Portsoy, a historic little place with its own harbour, with some spectacular scenery in and around the town, including Loch Soy. All the normal facilities one would expect can be found locally in Portsoy, including pre-school and primary schooling. Secondary schooling facilities are available in the nearby larger towns of Buckie and Banff, both of which provide a wide variety of local shops, major supermarkets, NHS health centres, post office, supermarkets, banking facilities, restaurants, cafés, and pubs, 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.

A comprehensive East Coast bus network also operates through the town of Portsoy. The East Coast rail network operates from Huntly.



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