



**McEwan Fraser Legal**

Solicitors & Estate Agents

01224 472 441

Bankfoot Croft Lodgehills

BOYNDIE, BANFF, AB45 2AH

" Bankfoot Croft" is located within the countryside with country views, but only a short drive to the Moray Coast where you will find some spectacular beaches, Sandend & Cullen to name but a few which have acres of sand & 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 harbour's to fish. Approximately three miles from 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. With the East Coast rail network operating from Huntly.

BOYNDIE, BANFF
AB45 2AH



“Bankfoot Croft” Boyndie, Banff, is a fantastic detached farmhouse offering spacious living accommodation primarily over one level with potential extended family living in an adjacent wing of the property. This original stone and slate build property has been extended prior to the current owner's tenure and is presented to the market with generous room sizes, full double glazing and oil fired central heating. This spacious farmhouse with its stunning peaceful location will make a fantastic family home, would also suit the extended family or has the potential to become two separate property's. A must view to fully appreciate all that is on offer.

The property comprises; Entrance hall, leading to all accommodation, The main lounge has triple aspect windows and is awash with natural light throughout the day, a multi-fuel stove complements this room, providing access to bedroom 1 with fitted wardrobes. A wooden stairway leads to two attic bedrooms. Family bathroom, Country kitchen with dining area and a further multi-fuel stove.

A lockable door leads to the large utility room with separate main door to the front of the property, (previously kitchen two) a second family shower room and double bedroom. A huge family room/second lounge leading to the conservatory which gives access to the garden.

A gated extensive stone chip driveway from the A95 leads to the prop-erty and allows parking for numerous vehicles. The substantial gardens are surrounded by a boundary wall or fence and are subdivided into different areas. There are garden borders containing a variety of hedge, plants, shrubs mature trees and seasonal Flowers which are awash with colour throughout the year. A pathway to the side and rear gardens where you have raised vegetable areas for planting and a water feature that attracts multiple birds & wildlife. Several external sitting areas throughout the garden are perfect for enjoying some alfresco dining the sun along with the wildlife. A large stone build garage has power and light.





SPACIOUS
DETACHED
COUNTRY
FARMHOUSE
MINUTES
FROM THE COAST”

SPECIFICATIONS

APPROXIMATE DIMENSIONS
(Taken from the widest point)

Kitchen	5.30m (17'5") x 3.40m (11'2")
Utility	4.70m (15'5") x 3.40m (11'2")
Shower Room	2.30m (7'7") x 1.40m (4'7")
Bedroom 2	3.80m (12'6") x 2.90m (9'6")
Family Room	5.10m (16'9") max x 3.80m (12'6")
Conservatory	3.60m (11'10") x 3.60m (11'10")
Bathroom	2.90m (9'6") x 1.70m (5'7")
Lounge	7.30m (23'11") x 4.10m (13'5")
Bedroom 1	3.50m (11'6") x 3.30m (10'10")
Bedroom 4	3.60m (11'10") x 2.40m (7'10")
Bedroom 3	3.60m (11'10") x 2.40m (7'10")
Loft Space	4.20m (13'9") x 3.00m (9'10")



GROSS INTERNAL FLOOR AREA (m²)- 145m² EPC RATING -G

EXTRAS (Included in the sale)

All fitted floor coverings, blinds, curtains, and light fittings will be included in the sale.



Image credit: <https://www.ondatainsurvey.co.uk/comps/>

BEDROOMS






McEwan Fraser Legal
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Tel. 01224 472 441
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
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Text and description
PETER REID
Surveyor



Professional photography
SCOTT MARSHALL
Photographer



Layout graphics and design
ABBEY TURPIE
Designer