




McEwan Fraser Legal

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The Old Bank House, 69 Strait Path

BANFF, GARDENSTOWN, ABERDEENSHIRE, AB45 3ZQ

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The Old Bank House is a superior semi-detached back to back property situated in the quaint and popular picturesque coastal village of Gardenstown. The property is located in the heart of the village and a short walk or evening stroll to the beach, harbour, local shop, restaurant, pub and all the other amenities you would expect to find in a vibrant seaside village. Pre and primary schooling is also available in the village.

This substantial dwelling offers spacious versatile living accommodation over three floors of which the present owners have carried out a bare brick renovation, modernized, redecorated and upgraded throughout to an exceptional standard regardless of cost. The property benefits from superior fixtures and fittings, full double glazing, and a recently designed eco-friendly heating system. A one-off opportunity to purchase a property that has been completed to the highest of standards and is most definitely in a walk-in condition. "The Old Bank House" will make a fantastic family holiday home and with holiday homes demanding premium prices a fantastic investment property. Early viewing is a must to fully appreciate this property its location and the views from the upper two floors that it offers.

The property comprises of a hallway to all accommodation, step down into the original Bank where it has been converted into a huge family/games room, with shower and sauna facilities, with guest WC and large utility room.





A carpeted staircase with wooden balustrade leads to the upper two floors, formal lounge with space for a wood-burning stove, immaculate modern open plan dining kitchen with centre Island, multiple windows flood this room with natural light and allow views across the bay, up to the half landing where you have a centrally located huge bathroom with separate shower and the roll-top bath adding that touch of grandeur.

The upper floor consists of a master bedroom a further large double bedroom and a third smaller bedroom/office all of which have bay windows with views across the bay and harbour, in addition, there are ample storage cupboards throughout the property.

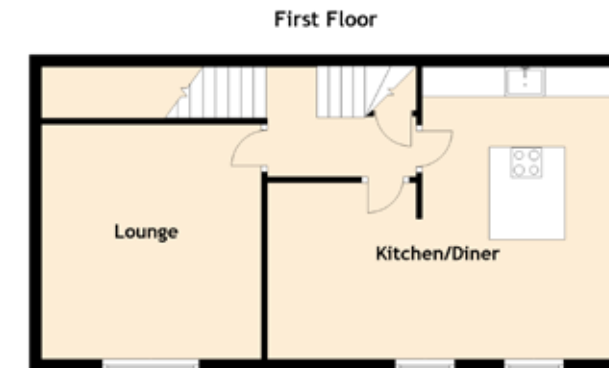
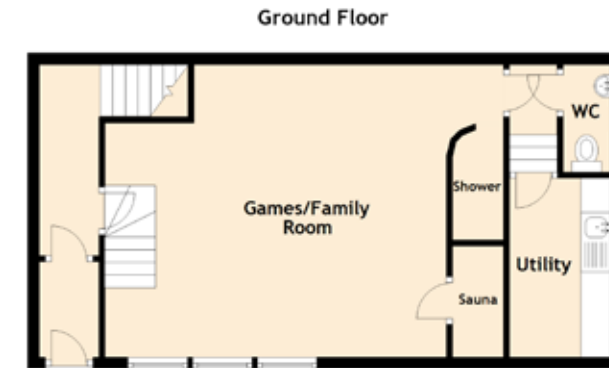
Free on-street parking is available, a large lower ground floor adjacent store with power and light contains the heating system and is perfect for additional storage of bikes and other leisure equipment's.





Specifications & Details

FLOOR PLAN < DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

| | |
|-------------------|--------------------------------|
| Ground Floor | |
| Games/Family Room | 6.08m (19'11") x 4.90m (16'1") |
| Utility | 3.00m (9'10") x 1.70m (5'7") |
| WC | 1.80m (5'11") x 0.80m (2'7") |

| | |
|---------------|-------------------------------|
| First Floor | |
| Lounge | 4.40m (14'5") x 3.70m (12'2") |
| Kitchen/Diner | 6.20m (20'4") x 5.40m (17'9") |

| | |
|------------------|--------------------------------|
| Second Floor | |
| Bedroom 1 | 4.90m (16'1") x 3.60m (11'10") |
| Bedroom 2 | 3.40m (11'2") x 2.90m (9'6") |
| Bedroom 3/Office | 2.30m (7'7") x 2.10m (6'11") |
| Bathroom | 2.80m (9'2") x 2.70m (8'10") |

Gross internal floor area (m²): 154m² | EPC Rating: G

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

Services: Eco-friendly IC series infrared carbon crystal heating panels are available throughout the property.






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**Part
 Exchange
 Available**

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Text and description
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