




Solicitors & Estate Agents
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141 The Green

GARDENSTOWN, BANFF, AB45 3YY



AREA

GARDENSTOWN

BANFF

"Sunnyside" 141 The Green is a fantastic two bedroom semi-detached property situated in the popular picturesque coastal village of Gardenstown. The property is located in the upper part of the village and a short walk or evening stroll to the stunning 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 available in the village.

This fantastic property and the seaside village of Gardenstown are on the coastal footpath of the Moray Firth, you are within a short drive or walk to some of the most talked-about beaches on the Moray Coast, where you can 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 seals to dolphins and numerous species of birds.

The Moray Coast is renowned for having a relatively mild climate. The angler is spoilt for choice, locally there are rivers, beaches, rugged coastline and harbours to fish all within a short distance from this property. There are also numerous leisure facilities available in the area, including two immaculate 18 hole golf courses. The famous Royal Tarlair in Macduff and the Duff House Royal golf course in Banff.



141

THE GREEN

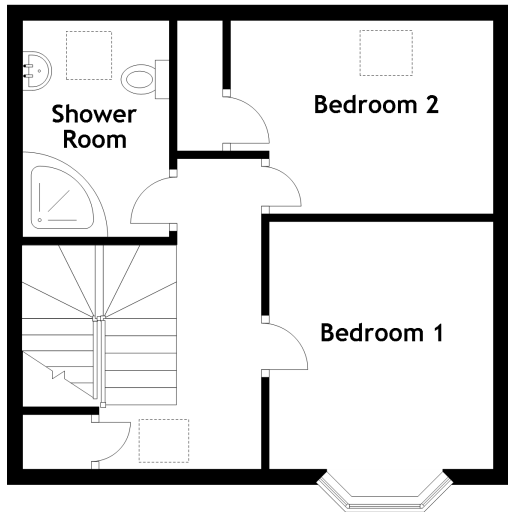
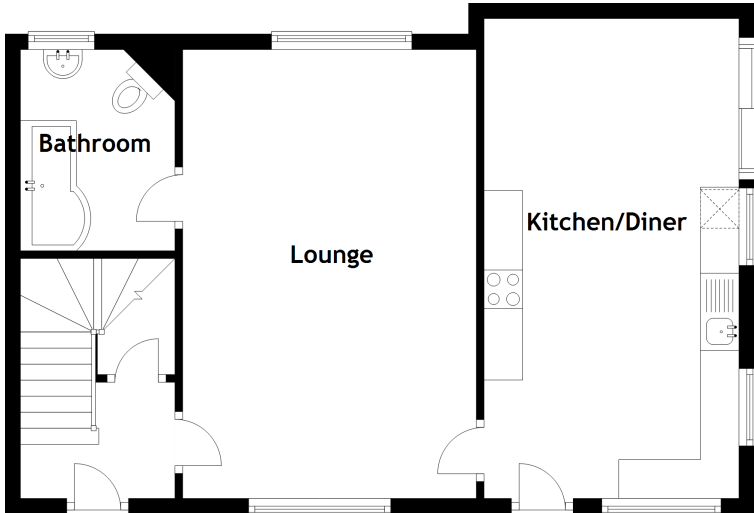
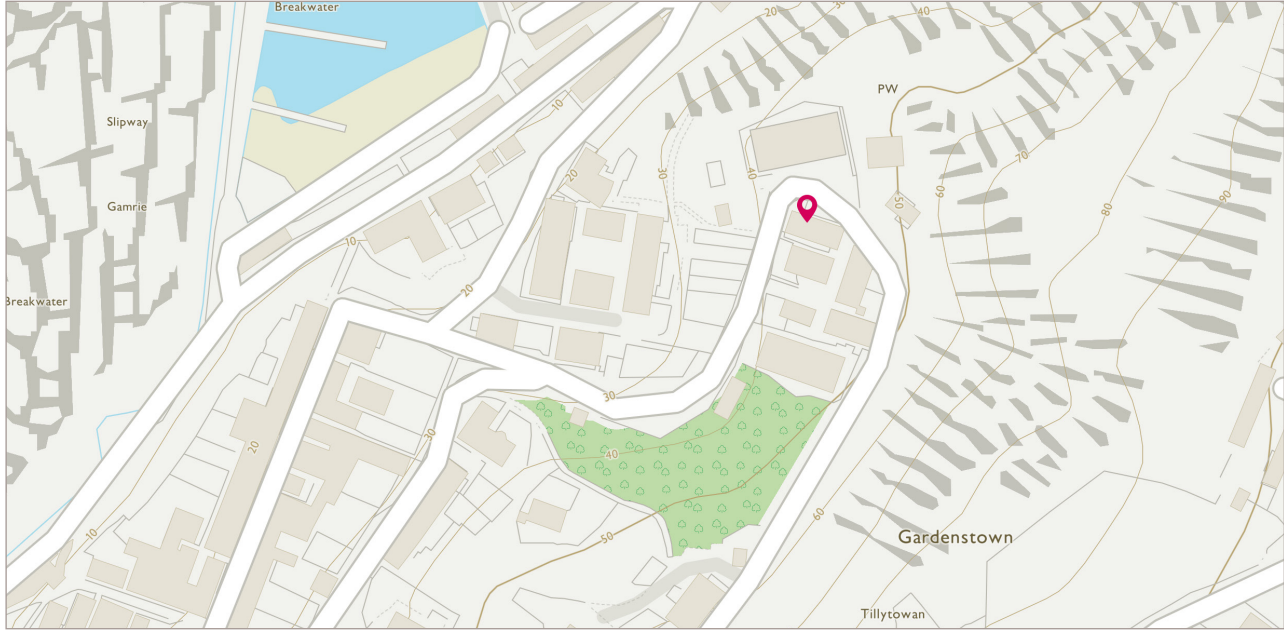
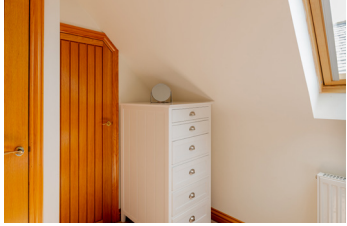
GARDENTOWN

The property comprises on the ground floor a hallway, spacious lounge with dual aspect windows and a wood-burning stove. Modern but stylish dining kitchen with stunning views and French doors to the patio area, a three-piece family bathroom completes the ground floor. A carpeted stairway leads to the first-floor landing where there are two large double bedrooms and a three-piece family shower room; in addition, there are ample storage cupboards on both floors. This substantial dwelling offers spacious living accommodation over two floors of which the present owners have modernised redecorated and upgraded to an exceptional standard. Further benefiting from full double glazing, oil fired central heating and immaculate fresh neutral decor.

Off-street parking is available at the front of the property for two vehicles, entry to the property is from either of the two doors from the driveway, or from the patio doors at the side of the property. To the rear of the property there is an area for storage and also houses the oil tank for the central heating. Zinc plated handrails and gate ensure that the elevated patio area is a safe environment for children and pets alike and a fantastic spot for entertaining and enjoying the sun and fantastic views.

This will be a fantastic family holiday home and with holiday homes demanding premium prices a fantastic investment property. Early viewing is a must to fully appreciate the high standard, location and views that this property offers.





DETAILS & SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions
(Taken from the widest point)

Kitchen/Diner	6.20m (20'4") x 3.30m (10'10")
Lounge	5.80m (19') x 3.80m (12'6")
Bedroom 1	3.20m (10'6") x 2.90m (9'6")
Bedroom 2	3.40m (11'2") x 2.40m (7'10")
Bathroom	2.60m (8'6") x 2.00m (6'7")
Shower Room	2.80m (9'2") x 1.90m (6'3")

Gross internal floor area (m²): 85m²
EPC Rating: F



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