

Peacehaven

2 BRAEHEADS, WHITEHILLS, BANFF, ABERDEENSHIRE, AB45 2NP



SITUATED IN AN ELEVATED POSITION IN THE SEASIDE VILLAGE OF WHITEHILLS ON THE RENOWNED MORAY FIRTH



01542 280 444



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





Situated in the upper part of the village of Whitehills, in a popular residential area of this picturesque coastal village, minutes from the well-known Whitehills Marina and a short walk or evening stroll to the village centre, and the fantastic rugged coastline that the Moray Firth is renowned for.

Peacehaven, 2 Braeheads, is a traditional cottage that provides superb, modern, open-plan family living over two floors. The property boasts many appealing features, fantastic decor, and floor coverings with superior, stylish fittings and furnishings, including the use of quality materials throughout. Further benefiting from under-floor heating on the ground floor, gas central heating and full double glazing. An absolute must-see to fully appreciate all that this property has to offer. It would suit a young family or professional couple, or a fantastic holiday home or Airbnb.

The accommodation comprises a hallway leading to all further accommodation, a spacious lounge with dual aspect windows and a woodburning stove, with a dining area open plan to the modern, fully fitted kitchen boasting superior appliances with multiple wall and base units with contrasting worktops.







A centrally located three-piece family bathroom, with a shower over the bath, and a double bedroom, completes this floor.





Bedroom 1





A carpeted staircase leads to the first floor, where you have a large family room, which could easily be converted to a large double bedroom. A further double bedroom completes the accommodation.

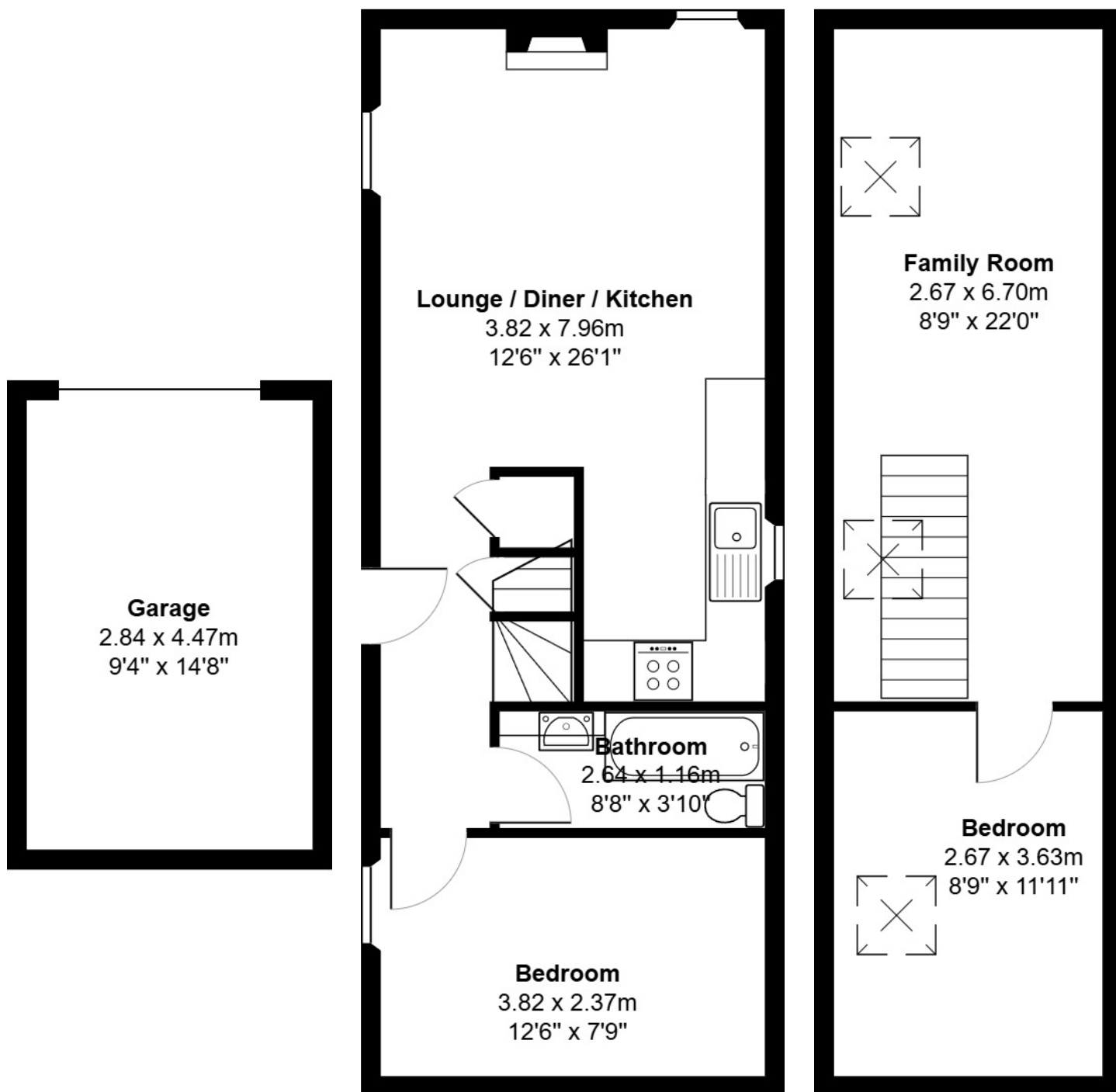






Bedroom 2





Gross internal floor area (m²): 68m²

EPC Rating: C



To the front of the property is an extensive driveway laid to decorative stone, which allows off-street parking in front of the garage. A fantastic spot for admiring the views, some alfresco dining and entertaining.





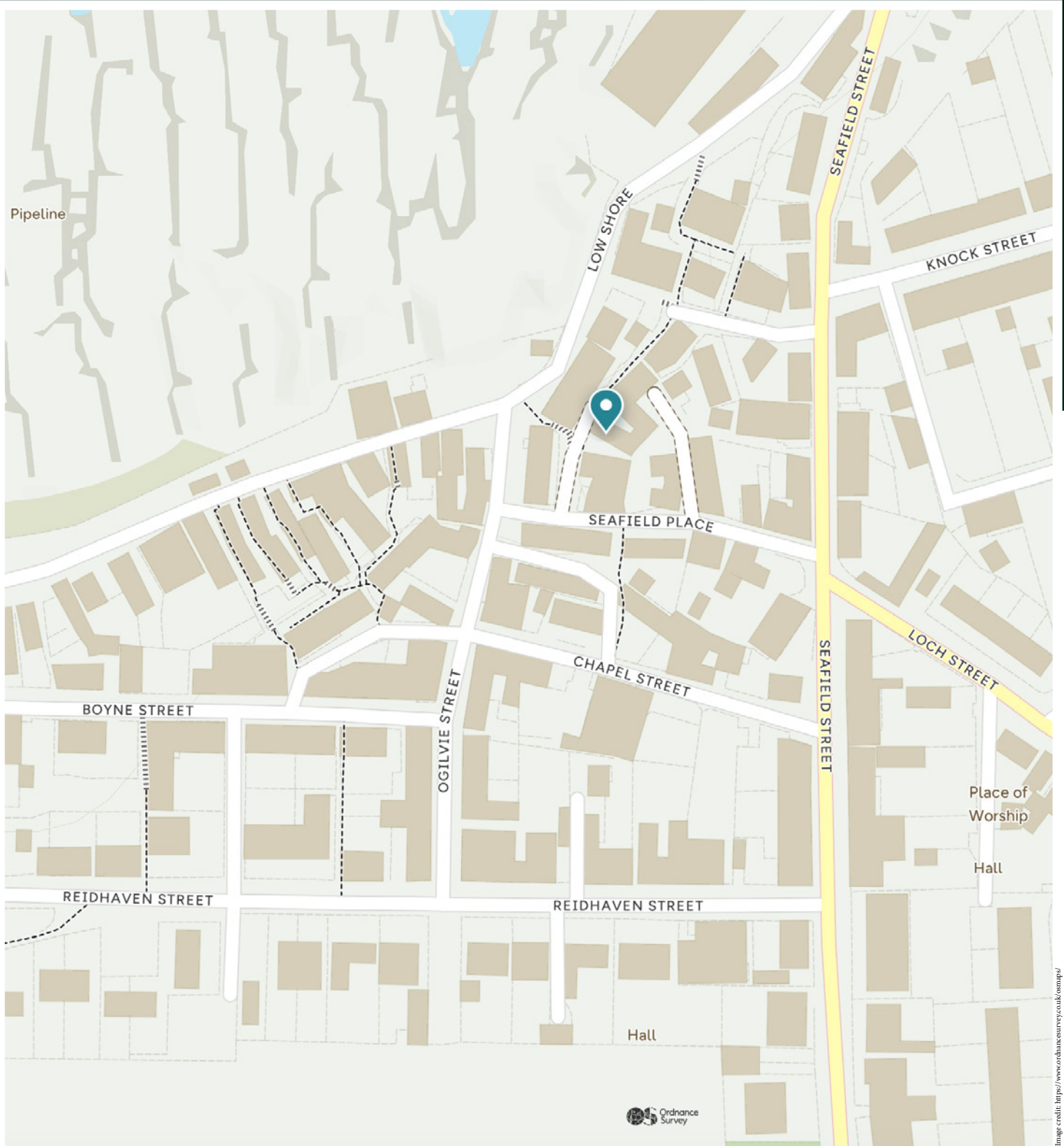


The popular village of Whitehills is situated on the coastal footpath of the Moray Firth. From the property, a short walk or drive and you will find yourself on some of the most talked about beaches on the Moray coast, Boyndie, Sandend and Cullen to name but a few, where you can find yourself completely alone with acres of sand stretching out in front of you with only the abundance of wild life to keep you company, from seals to dolphins and numerous species of birds.

There is some spectacular scenery around the village to enjoy, all the amenities that one would expect are available in this vibrant village, local shop, Post Office, renowned local fish shop, chip shop with cafe and restaurants and a local pub 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.

Pre and primary schooling are also available in the village, and a comprehensive East Coast bus network also operates through the village.

The Location



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01542 280 444

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.