




McEwan Fraser Legal
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6 Harbour Street
GARDENSTOWN, BANFF, AB45 3YT



THE LOCATION

Gardenstown

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.

The seaside town of Macduff approximately 8 miles away is a historic little place with its own working harbour. All the normal facilities one would expect can be found locally in Macduff and Banff. There is pre-school, primary school and secondary school facilities available, with several banking options, a major NHS health centre, local shops, post office, supermarkets, restaurants, cafés, a multitude of really nice tearooms, delicatessens, hotels and pubs, all of which add to the appeal of this area, which is frequented by numerous visitors especially during peak seasons.





THE PROPERTY

6 Harbour Street

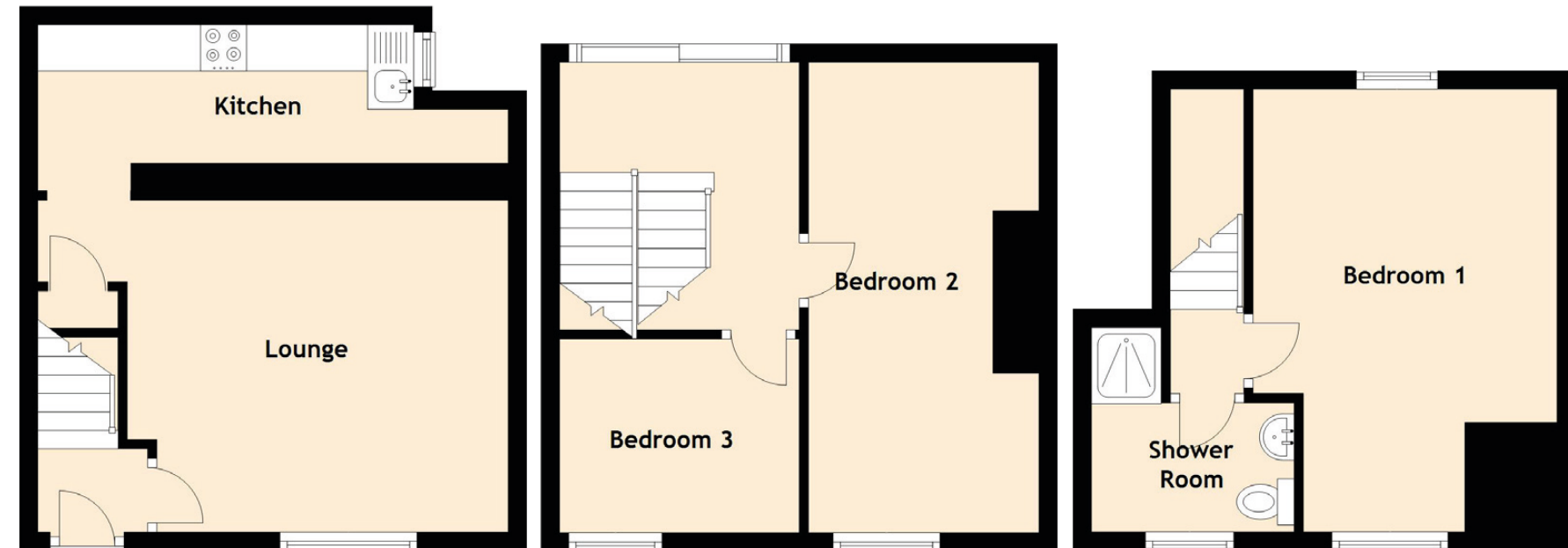
The property is located in the lower part of the village and a hop skip and jump will find you at the stunning harbour and beach. A short walk or evening stroll to the local shop, restaurant and pub and all other amenities you would expect to find in a vibrant seaside village. Pre and primary schooling is available in the village. This substantial dwelling offers spacious living accommodation over three floors, the present owner has modernised redecorated and upgraded when and where necessary further benefiting from full double glazing and central heating system. This will be a fantastic family holiday home and with holiday homes demanding premium prices a fantastic investment property.

The property comprises on the ground floor a hallway, lounge with multi fuel stove and formal dining area, kitchen with multiple base and wall mounted units. The first floor has a spacious landing with patio doors to the rear garden, and two bedrooms, the upper floor has a spacious bright double bedroom and three piece family shower room.

On-street parking is available at the front of the property, patio doors lead to the rear garden which is split into two seating areas, a small sheltered patio area with garden shed and elevated decked area with a borders containing multiple shrubs, wildflowers and seasonal flowers, this a perfect area for entertaining, al-fresco dining and enjoying the afternoon sun.



“...THIS SUBSTANTIAL DWELLING OFFERS
SPACIOUS LIVING ACCOMMODATION OVER
THREE FLOORS...”



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

Approximate Dimensions
(Taken from the widest point)

| | |
|-------------|--------------------------------|
| Lounge | 4.13m (13'7") x 3.60m (11'10") |
| Kitchen | 4.08m (13'4") x 1.40m (4'7") |
| Bedroom 1 | 4.80m (15'9") x 3.30m (10'10") |
| Bedroom 2 | 5.10m (16'9") x 2.50m (8'2") |
| Bedroom 3 | 2.60m (8'6") x 2.10m (6'11") |
| Shower Room | 2.20m (7'3") x 2.20m (7'3") |

Gross internal floor area (m²): 75m²

EPC Rating: E

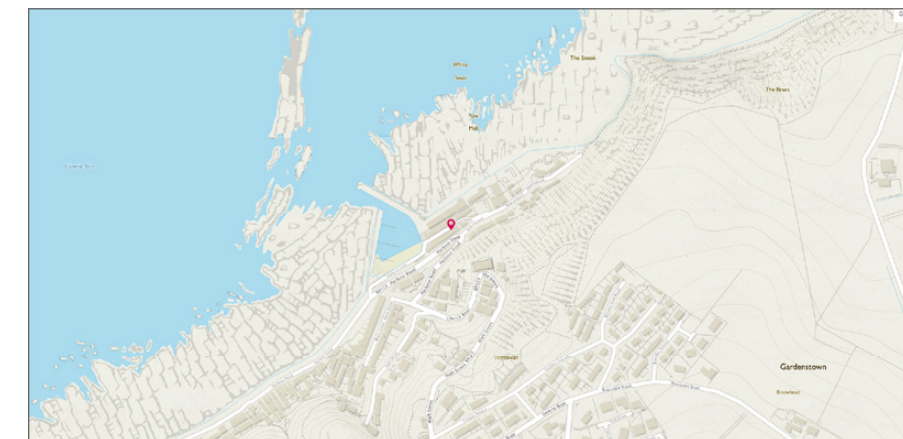


Image credit: <https://www.ordnancesurvey.co.uk/osmaps/>



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Text and description
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