




McEwan Fraser Legal

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43 Seatown

GARDENSTOWN, BANFF, AB45 3YQ

AREA

GARDENSTOWN

BANFF, AB45 3YQ

This fantastic property and the seaside village of Gardenstown are on the coastal footpath of the Moray Firth. Here, 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 beaches, rugged coastline and harbours waiting to be fished. There are also numerous leisure facilities available in the area, including two immaculate golf courses. The famous Royal Tarlair in MacDuff and the Duff House Royal in Banff.

The seaside town of MacDuff approximately eight miles away is a historic little place with its working harbour. All the normal facilities one would expect can be found locally in Macduff and Banff.

There are pre-school, primary school and secondary school facilities available, recently open leisure centres, a major NHS health centre, local shops, Post Office, supermarkets, restaurants, cafés, a multitude of 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.



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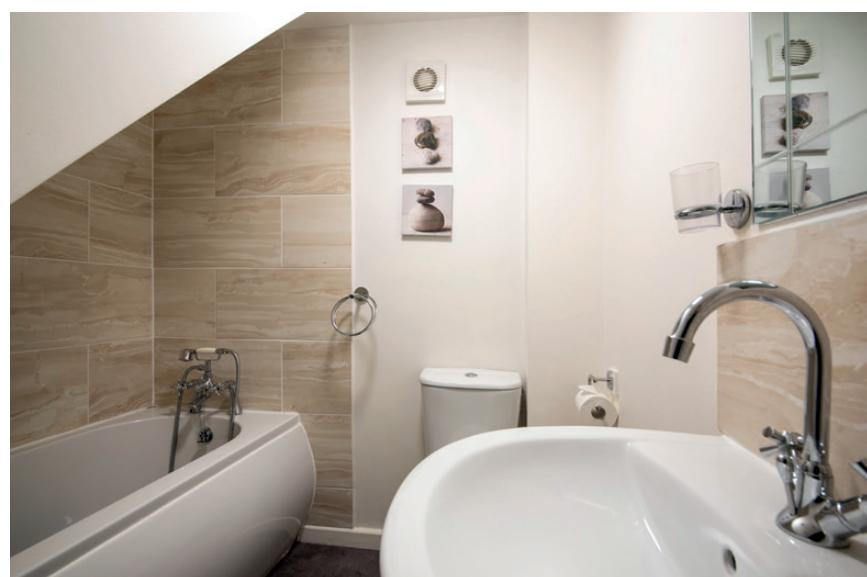
43 Seatown is a fantastic detached property situated in the popular picturesque coastal village of Gardenstown. The property is located in the Old Seatown of Gardenstown steeped in local history and occupies a fantastic position with views across the Gamrie Bay to Mohr Head from the garden and lounge. A hop, skip and a jump and you are on the beach with a short walk or evening stroll to the local harbour, local shop pre and primary schooling and all other amenities you would expect to find in a vibrant seaside village.

This substantial dwelling offers spacious living accommodation over two floors. The present owner has modernised, redecorated and upgraded when and where necessary, further benefiting from full double glazing and electric heating. This is a superb holiday home with particularly high demand and with holiday homes demanding premium prices a huge investment potential. A fantastically located, must-view property, where you will not be disappointed.

The property consists of a hallway leading to all further accommodation, large lounge with a sea view and a decorative stove, breakfasting kitchen and three-piece family bathroom. On the upper floor, there are two bright double bedrooms, one of which has a sea view and the other a small storage room.

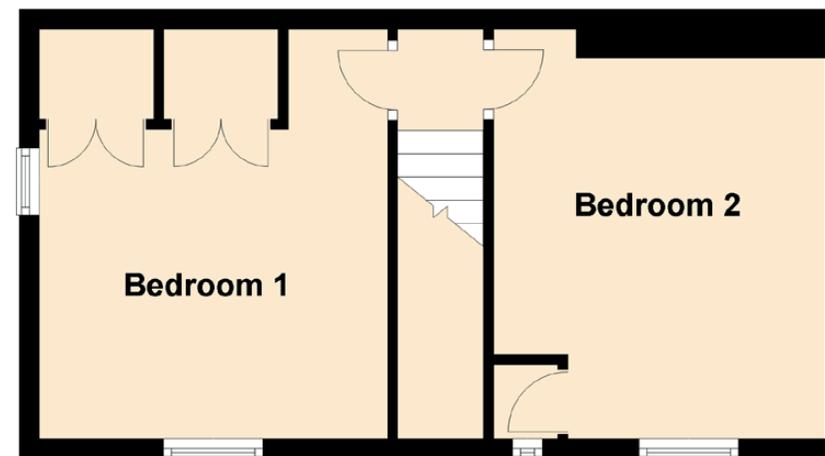
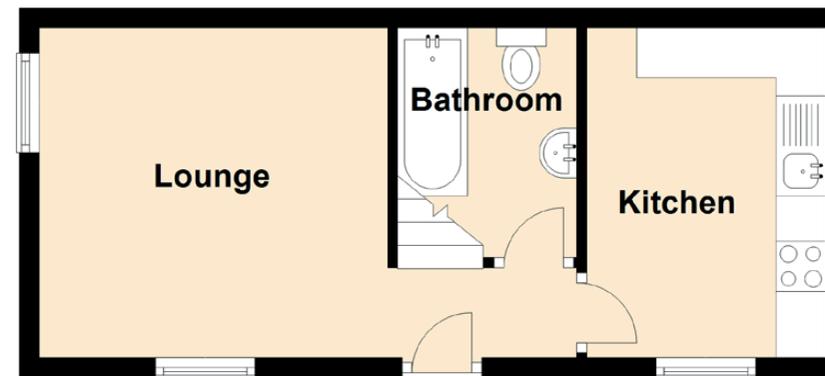
To the rear and up a few steps is a seated terrace area with views over the bay and cliffs, a perfect place for relaxing, entertaining, al-fresco dining, enjoying the afternoon sun and soaking up the tranquil atmosphere around this charming cottage and seaside village.





DETAILS & SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	5.40m (17'9") x 3.30m (10'10")
Kitchen	3.30m (10'10") x 2.40m (7'10")
Bedroom 1	3.50m (11'6") x 3.10m (10'2")
Bedroom 2	4.10m (13'5") x 3.50m (11'6")
Bathroom	2.30m (7'7") x 1.80m (5'11")

Gross internal floor area (m²): 57m² | EPC Rating: G

Extras (Included in the sale): All floor coverings, blinds, curtains, and light fittings. All other soft furnishings and electrical items are by separate negotiation.

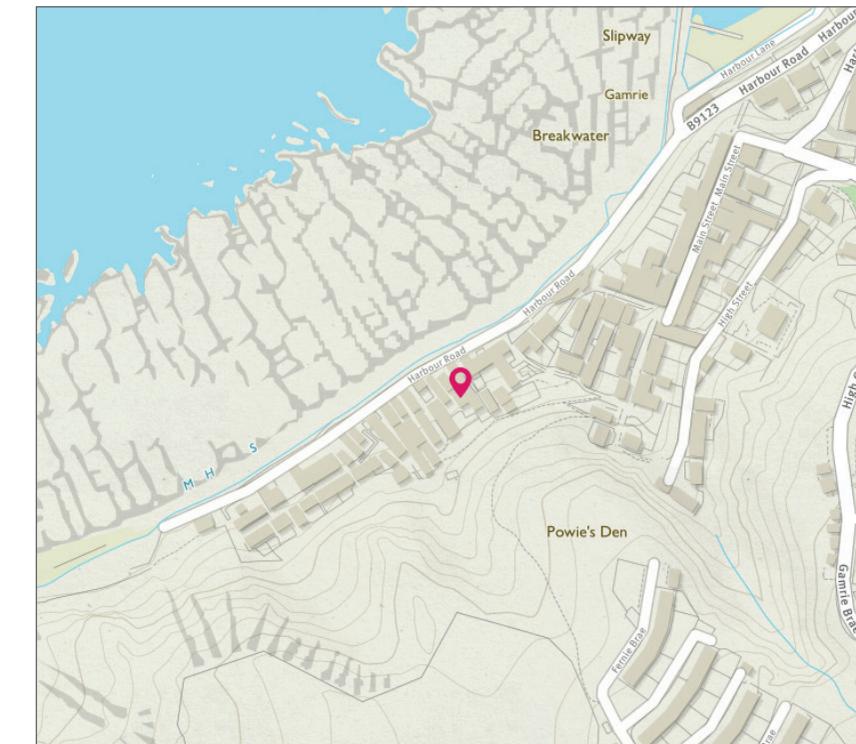


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**Part
 Exchange
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