




McEwan Fraser Legal
Solicitors & Estate Agents
01224 472 441

Moss-Side

KING EDWARD, BANFF, ABERDEENSHIRE, AB45 3PS



LOCATION

Moss-side is located in an elevated rural location in the hamlet of King Edward Banff just off the A947, it is approximately 7 miles from the seaside town of Banff and 6 miles from the countryside town of Turriff. Within King Edward, there are pre-school and primary school facilities, with higher education available at both local towns. There are also numerous leisure facilities available in the area, horse riding, mountain bike trails and numerous country walks to be enjoyed. All the normal facilities one would expect can be found in Banff or Turriff with several banking options, NHS health centres, hospital, local shops, post office, major supermarkets, restaurants, cafés, a multitude of really nice tearooms, delicatessens, hotels and pubs, all of which add to the appeal of these towns, which are frequented by numerous visitors especially during peak seasons.

The East Coast Rail Network operates through Huntly approximately 23 miles, providing a link to both Inverness and Aberdeen. (With free parking) A compressive East Coast bus network operates through both towns. The City of Aberdeen approximately 40 miles to the South East is easily commutable and offers excellent rail and bus services, with National and international flights provide by Aberdeen Dyce Airport.



VIEWS FROM PROPERTY





LOUNGE & KITCHEN



MOSS-SIDE

“Moss-Side” is a two/three bedroom detached traditional white-walled country cottage situated in an elevated tranquil location with views over the rolling countryside. The current owners during their tenure have carried out a meticulous bare brick renovation, extending, modernizing and upgrading throughout with no expense spared. The use of skilled professional trades personnel with quality materials, fixtures and fittings being evident throughout the property. Further benefitting from fresh neutral decor, double glazed windows with oil-fired heating throughout. This truly is a stunning cottage that must be viewed to fully appreciate the high standard of accommodation, the location and size, you will not be disappointed.

Access through the front porch which in turn leads to the hallway and all further accommodation, immaculate country kitchen with quality units and contrasting worktops is open plan to the dining area, an open arch leads to the family room where a multi-fuel fire has been installed. Reception room two/ bedroom three is accessed from the main family area and allows access to the side garden through patio doors. A centrally located four-piece family bathroom with separate shower cubical is a recent addition, the master bedroom has large fitted wardrobes, with a second guest bedroom having views of the rear garden, a rear hallway gives access to the garden and a second three-piece shower room.

A gravelled driveway leads to the front of this spacious cottage where you have parking for multiple vehicles, the property is surrounded by extensive garden grounds that are mostly laid to lawn with borders containing an abundance of shrubs, plants seasonal flowers with sporadic planting of mature trees. A fantastic recently constructed summer house with internal sauna, is superb for entertaining and alfresco dining, in addition, there is a large purposely build workshop with power and light with two additional sheds and carport completing the gardens.

“IDYLIC SPACIOUS COTTAGE IN
TRANQUIL COUNTRYSIDE LOCATION”



BEDROOMS/BATHROOM/SHOWER ROOM



FLOOR PLAN, DIMENSIONS, LOCATION



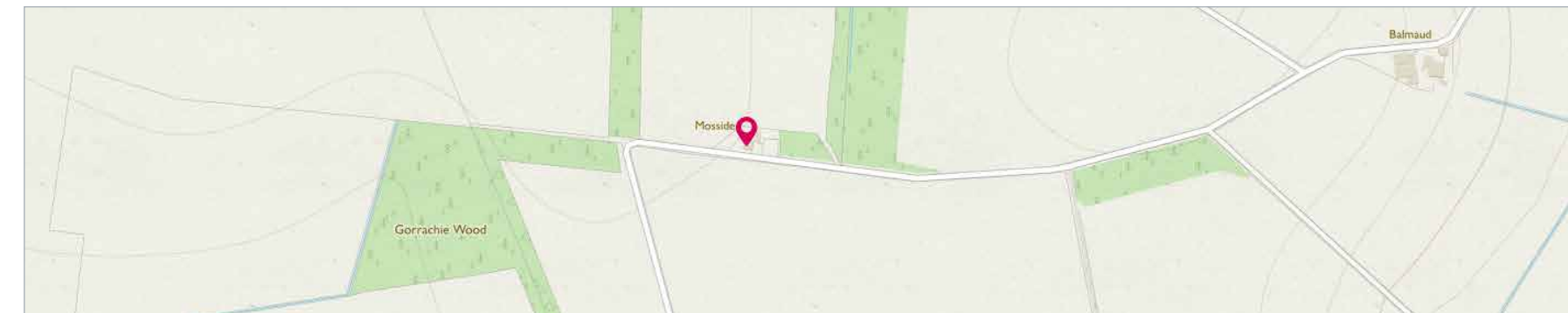
Approximate Dimensions (Taken from the widest point)

Lounge	4.20m (13'9") x 3.80m (12'5")
Kitchen	4.30m (14'1") x 3.50m (11'6")
Dining Room	4.40m (14'5") x 3.50m (11'6")
Bedroom 1	4.10m (13'5") x 3.50m (11'6")
Bedroom 2	3.50m (11'6") x 3.20m (10'6")
Sunroom/ Bedroom 3	3.80m (12'6") x 3.40m (11'2")
Shower Room	2.80m (9'2") x 1.80m (5'11")
Bathroom	4.60m (15'1") x 2.50m (8'2")
Porch	2.90m (9'6") x 2.10m (6'11")

Gross internal floor area (m²): 119m² | EPC Rating: D

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

Note: The summer house/office will be sold by separate negotiation.





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Tel. 01224 472 441
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

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Text and description
PETER REID
Surveyor



Professional photography
SCOTT MARSHALL
Photographer



Layout graphics and design
ABBEY TURPIE
Designer