



*Four-bedroom detached bungalow with substantial living accommodation in a rural location with a choice of seaside or country towns close by*



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McEwan Fraser Legal is delighted to bring to the market a substantial four-bedroom detached bungalow set in a rural location but close to several towns providing all the amenities you would expect. Fairview was architecturally designed and built to provide spacious living over a single level. The present owners during their tenure have maintained, and upgraded to an exceptional level. The property boasts many appealing features including fantastic decor, superior stylish fittings and furnishings including an open plan kitchen and the family area further benefiting from gas central heating, and full double glazing. A fantastic property which will suit the young family with room to grow or the retired couple looking for that peaceful location. Early viewing is highly recommended to fully appreciate the location and the standard of accommodation on offer.

# THE LOUNGE



The welcoming vestibule leads through to the hallway which benefits from a large cupboard. With two large picture windows, the stunning lounge is a perfect family space with the open fire adding that touch of grandeur.



# THE KITCHEN



The spacious kitchen has a range of fitted units with ample storage and work surfaces and a large gas range. A large cupboard provides additional storage and houses the Potterton gas central heating boiler. Open plan with the dining kitchen is the office and family area with utility room and toilet.



# THE FAMILY AREA/OFFICE



The family area is a great area for watching television and has doors leading out onto the garden. The office space has a door leading to the rear vestibule which in turn also gives access to the garden. The utility room is fitted with a base unit incorporating a sink and space for a washing machine and is also fitted with a toilet and wash hand basin.



# THE UTILITY & WC

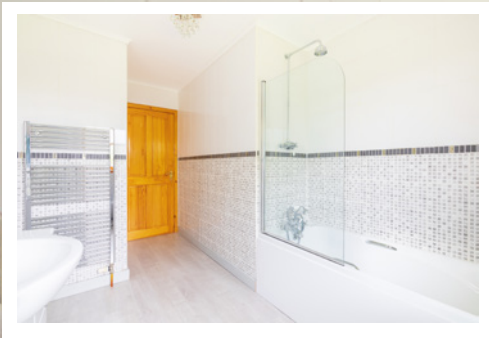






Moving back through to the main hallway, you will find all four generously proportioned double bedrooms all of which have fitted wardrobes. The family bathroom is fitted with a contemporary three-piece suite incorporating a shower over the bath and a wash hand basin set within a vanity unit completes the accommodation.

# THE BATHROOM





# BEDROOM 1





# BEDROOM 2





# BEDROOM 3





# BEDROOM 4





The extensive garden is bounded by either a wall to the front or a high hedge to the side and rear. The driveway wraps itself around the front to the rear and is laid to decorative stone chip, and allows parking for various types of vehicles. Most of the garden is laid on a lawn with borders containing various mature shrubs and plants. Access to the rear garden is from a pedestrian gate or from the utility room or patio doors from the family room. The private rear garden with summer house is fenced and fully enclosed making it a safe environment for those with children or pets and perfect for entertaining and enjoying the afternoon sun. A large workshop with power and light completes the garden areas. The property has mains electric, mains water and drainage to a septic tank.

## EXTERNALS









# FLOOR PLAN, DIMENSIONS & MAP



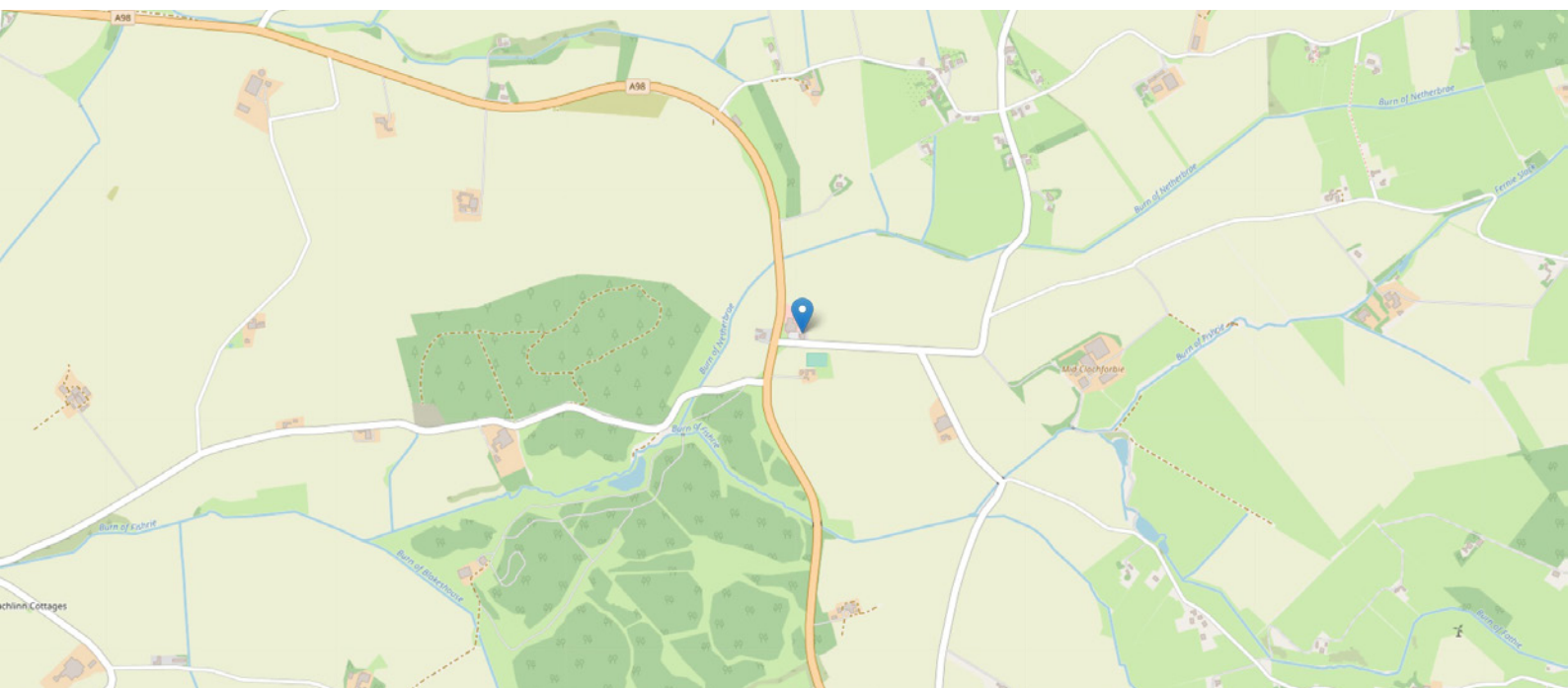
Approximate Dimensions (Taken from the widest point)

Lounge	5.30m (17'5") x 4.80m (15'9")
Kitchen/Diner	7.50m (24'7") x 3.90m (12'10")
Office/Family Area	6.80m (22'4") x 5.60m (18'4")
Utility/WC	4.30m (14'1") x 2.00m (6'7")
Bathroom	3.90m (12'10") x 2.40m (7'10")
Bedroom 1	3.60m (11'10") x 3.40m (11'2")

Bedroom 2	3.90m (12'10") x 3.60m (11'10")
Bedroom 3	4.20m (13'9") x 3.90m (12'10")
Bedroom 4	3.90m (12'10") x 3.30m (10'10")

Gross internal floor area (m<sup>2</sup>): 189m<sup>2</sup> | EPC Rating: F

Extras (Included in the sale): All fitted floor coverings, blinds, and light fittings.





# THE LOCATION

This fantastic property is set well back from the A98 located approximately five miles south of the coastal seaside village of Gardenstown on the Moray Coast with the country town of Turriff and the seaside towns of Banff and Macduff being approximately 8 miles equidistant to the east and west respectively. Gardenstown is a historic working fishing village boasting spectacular scenery, close to the equally beautiful villages of Crovie and Pennan.







The Moray coast is renowned for its rugged coastline and beaches. A short drive will take you to some of the most beautiful beaches where an abundance of wildlife can be seen including dolphins, seals and seabirds. As well as the stunning countryside and coastline, there are numerous leisure facilities in the local towns including swimming pools, squash and tennis courts and gyms, horse riding, mountain bike trails, cycling and running clubs and in the summer surfing.

The area is known for its wonderful golf courses and there are two within an 8-mile drive the Royal Tarlair (a links course) at Macduff and the Duff House Royal at Banff. There are also museums, art galleries, National Trust properties, distilleries and much more locally. The Scottish Boat Festival takes place every year in Portsoy, just down the coast. And to top it all, the area boasts some fantastic restaurants and coffee shops offering locally-sourced produce. All the typical facilities can be found locally in Banff, Macduff or Turriff with pre, primary and senior schools available, banking, NHS health centres, doctors and dentists, national and local shops, hotels and pubs.

A comprehensive bus network works along the A98 making all local towns and the city of Aberdeen and Dyce Airport easily commutable. These cater to local people and visitors who come to the area, particularly during the peak holiday season.



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