

2 Inchtamack Cottages

CORNHILL, BANFF, AB45 2BA



*DETACHED 4 BEDROOM 3 BATHROOM DWELLING
IN A POPULAR QUAIN VILLAGE LOCATION*



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Number 2 Inchtamack Cottages is a beautiful architecturally designed property which has been constructed to the highest of specifications and provides superb, modern open plan family living.

A wealth of spacious accommodation spans two floors with the property boasting many appealing features which are flooded with natural light, neutral decor, stylish fittings and furnishings including the use of quality materials throughout. The property further benefits from full double glazing and an eco-friendly and cost-efficient air source heating system. A fantastic property in a walk-in condition this property must be viewed to fully appreciate its location and all that is on offer.

The property comprises a front vestibule leading to the welcoming hallway and all ground floor accommodation.

The Location



There is also a spacious lounge with a picture window and country views and a large double bedroom on the ground floor which also benefits from the same views.





The open plan dining kitchen is fitted with a selection of quality base and wall units incorporating extensive work surfaces and integrated appliances and is open to the family area with French doors to the side garden. The utility room allows access to the rear garden and also benefits from a 3 piece shower room.







Bedroom 4









Creating a sense of luxury is the master bedroom which is generously proportioned and benefits from built-in wardrobes and a contemporary en-suite shower room. There are a further two double bedrooms one of which has built-in wardrobes.







Bedroom 2





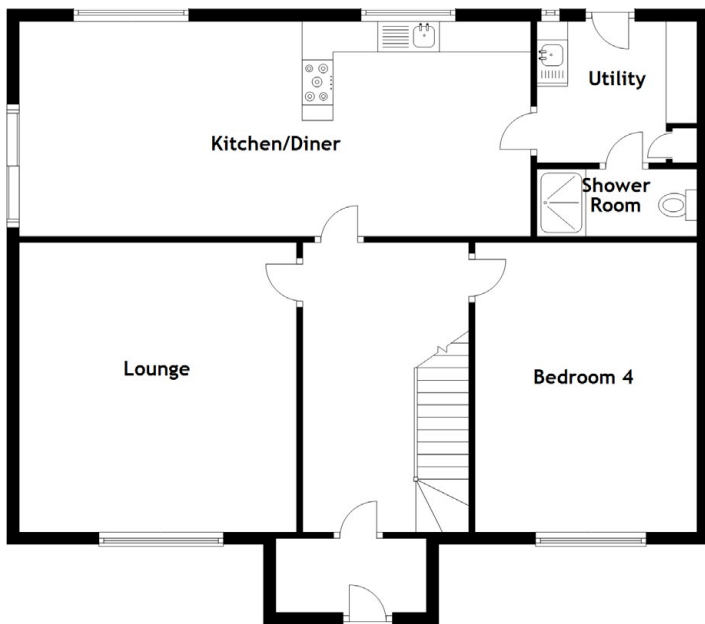
Bedroom 3





Completing the accommodation is the spacious family bathroom, fitted with a modern and stylish three-piece suite. Both the master and the other front bedroom enjoy the country views.





Approximate Dimensions
(Taken from the widest point)

Kitchen/Diner	8.30m (27'3") x 3.50m (11'6")	Bedroom 2	4.50m (14'9") x 3.00m (9'10")
Lounge	4.70m (15'5") x 4.50m (14'9")	Bedroom 3	4.20m (13'10") x 3.40m (11'2")
Bedroom 4	4.70m (15'5") x 3.60m (11'10")	Bathroom	2.70m (8'10") x 2.70m (8'10")
Utility	2.60m (8'6") x 2.30m (7'7")	Gross internal floor area (m ²): 162m ² EPC Rating: C	
Shower Room	2.60m (8'6") x 1.10m (3'7")		
Bedroom 1	3.50m (11'6") x 2.00m (6'7")		
En-suite	2.20m (7'3") x 1.90m (6'3")		



Completing the accommodation is the spacious family bathroom, fitted with a modern and stylish three-piece suite. Both the master and the other front bedroom enjoy the country views. A gravelled private road leads to the rear of the un-gated property where parking is available for multiple vehicles. A stone pathway leads to both the front and rear doors. The extensive rear garden areas are walled or fenced and laid to decorative stone chips with a border containing shrubs, plants and seasonal flowers.

The front garden is laid mostly with a lawn and is perfect for alfresco dining and enjoying the views. The spacious detached double garage with an electric power door has power and light with a stairway leading to a large attic room, with the potential to be used as an office or simply for further storage.

The property is serviced with mains electricity, main drains and water with air source heating system.

The Location





Situated in the picturesque village of Cornhill, which can trace its origins back to the 7th century, the nearby Castle of Park was built in the 16th Century. The village and the surrounding area are well known for their beautiful gardens that are awash with colour in the summer.

Within the village, there is a general store/Post Office, garage, pub, and church. A short drive and you are at the local primary school of Ordiquhill. Continue North East on the A95 for a short distance and you will stumble across some of the most talked-about beaches on the Moray Firth coast, Sandend and Cullen to name but a few.

There are numerous leisure facilities available, including a multitude of immaculate 18-hole golf courses. Duff House Royal and the famous Royal Tarlair are both located in the popular seaside towns of Banff and Macduff. The angler really is spoilt for choice with the river Deveron and Spey famous for their salmon and trout, beaches, rugged coastline and sea angling all locally.

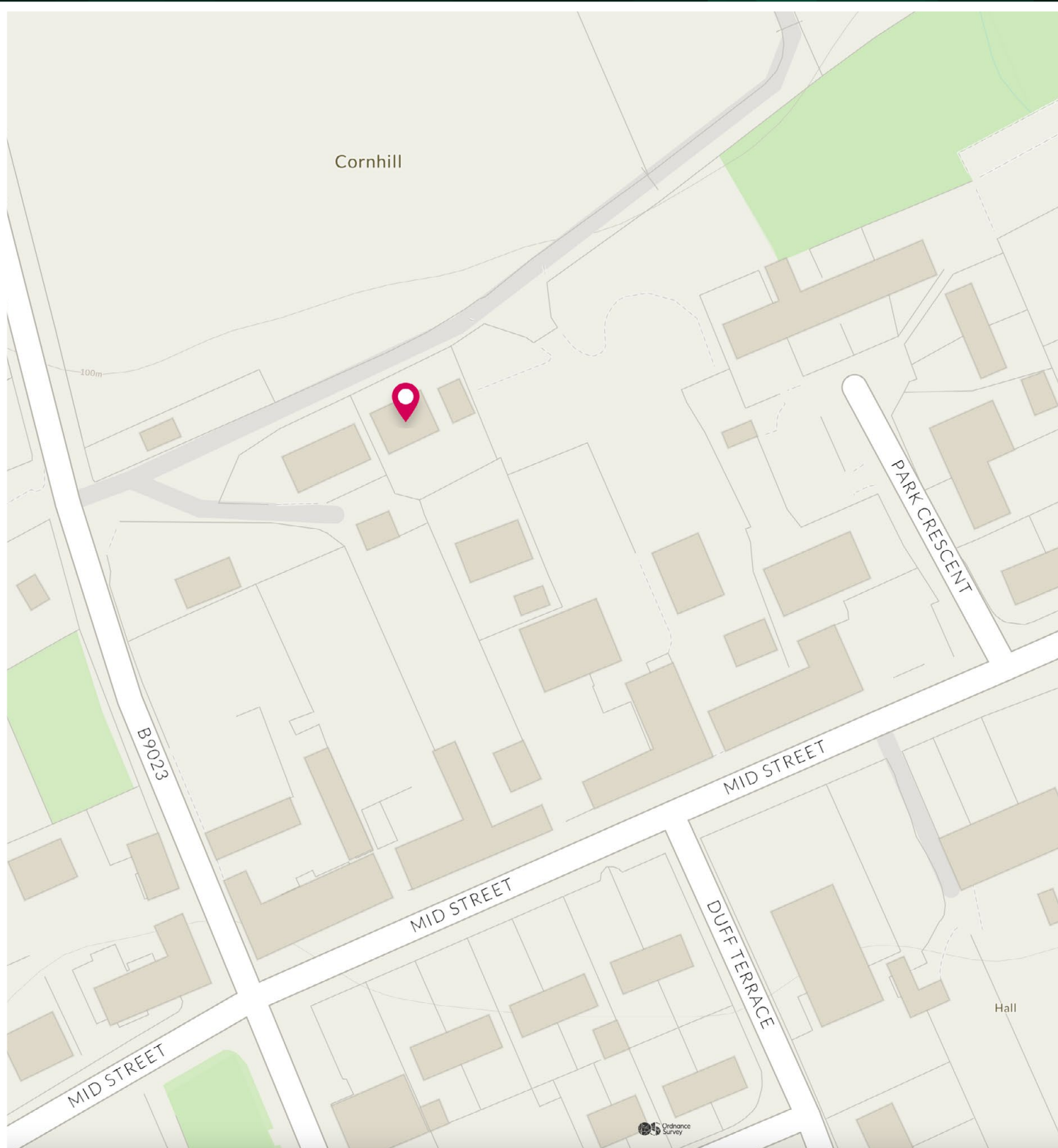


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