

10 Bayview Road

GARDENSTOWN, BANFF, ABERDEENSHIRE, AB45 3YF



*SPACIOUS DETACHED
THREE/FOUR BEDROOM BUNGALOW*



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THE PROPERTY

10 Bayview is a superior detached property of circa 1975 that sits on a substantially elevated plot with views across Gamrie and the Moray Firth. The current owners, during their tenure, have modernised and upgraded to a high standard, with a new kitchen and bathroom, and a multi-fuel stove being some of the most recent upgrades.

Access is through the attractive vestibule, which in turn leads to the welcoming reception hall and all further accommodation. The lounge is flooded with natural light from the large picture window that overlooks the front of the property, and a wood-burning stove adds that touch of grandeur.



THE PROPERTY

The fully integrated, modern kitchen with integrated appliances, floor and wall-mounted units, with contrasting worktops, splash-back walls, a central island that provides a handy breakfast bar, open plan to a family area, which in turn leads to the formal dining room.

The newly fitted, large utility room and guest WC accessed from the kitchen, which also allows access to the rear garden, and the large integrated garage.







THE PROPERTY

There are three double bedrooms, all of which are large enough to accommodate a multitude of free-standing and different styles of furniture. A centrally located, modern family bathroom, with a separate shower cubicle, completes the accommodation. In addition, there is an abundance of storage cupboards throughout the property.

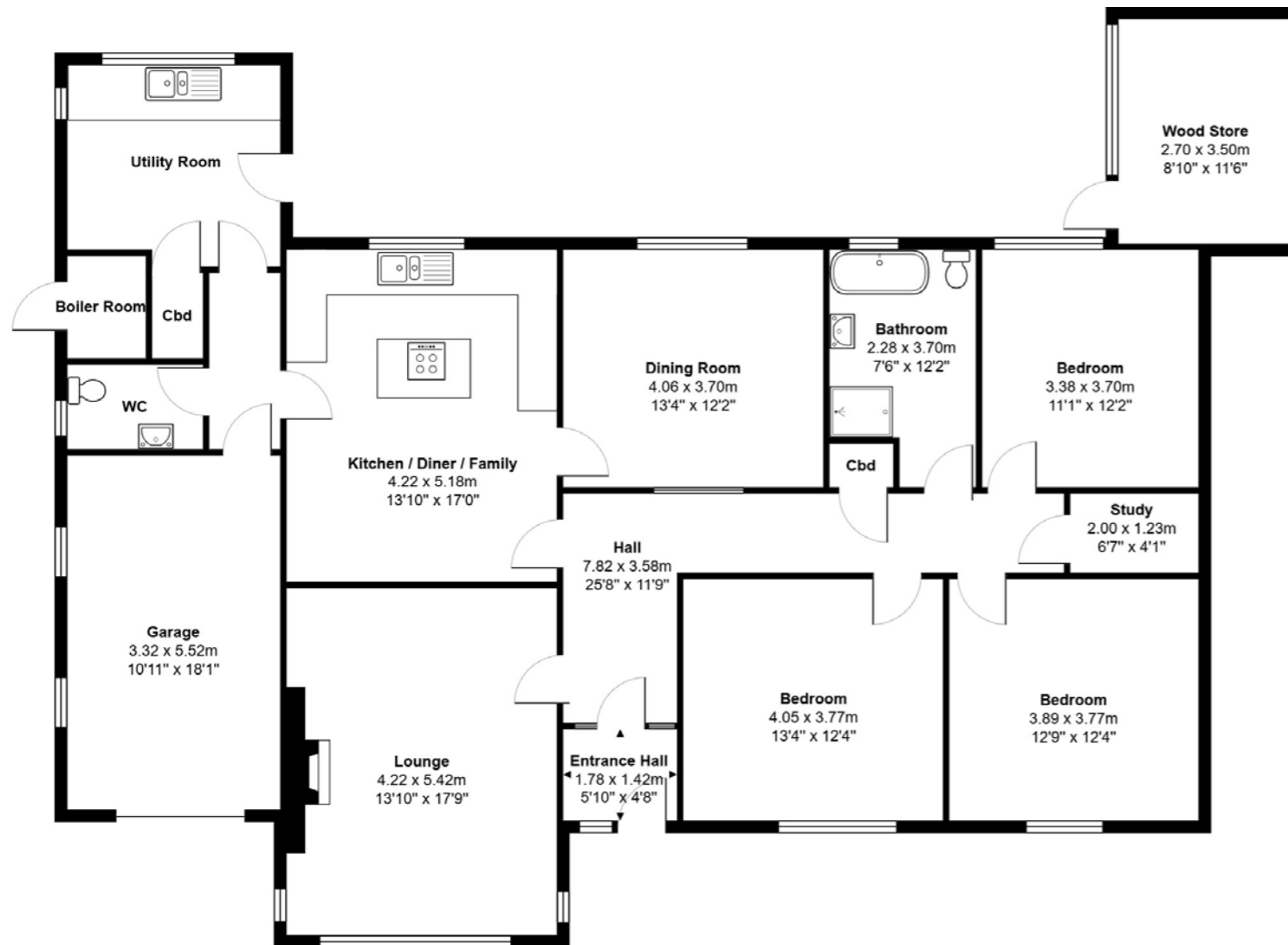
The property further benefits from full double glazing and oil-fired central heating. Viewing is a must to appreciate the location and the huge potential that this property offers. Would most definitely suit the young family, the recently or soon-to-be retired couple.



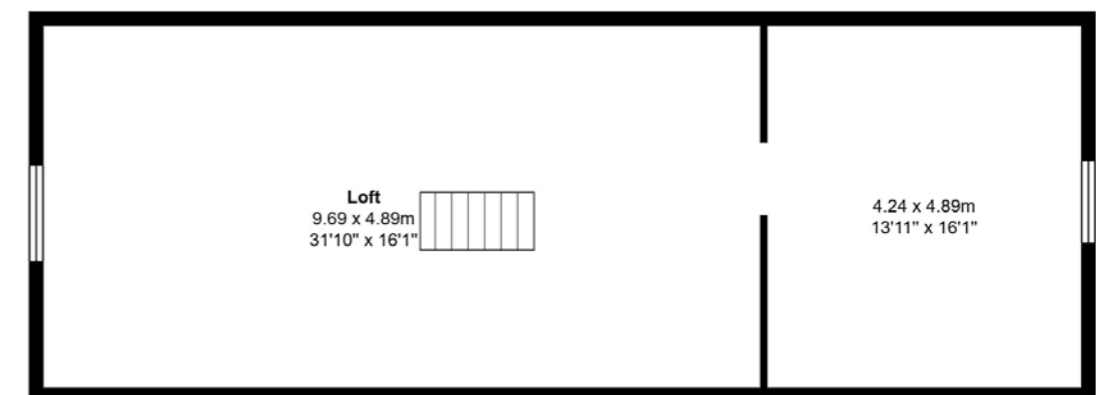








Gross internal floor area (m²): 153m²
EPC Rating: E



THE PROPERTY

The garden to the front has a low boundary wall and an ungated drive, which allows parking for several motor vehicles immediately in front of the garage. The front garden is in several tiers and is laid with decorative stone chip with sporadic planting of seasonal shrubs and flowers in numerous pots.

A gated path to the side of the property allows access to the rear garden, south-facing and laid mostly to lawn. There are several flower beds and a vegetable area, containing shrubs, plants, mature trees and seasonal flowers. A large patio area from the utility room provides a fantastic spot for entertaining, some alfresco dining and enjoying the sun.





THE LOCATION

This fantastic property and the seaside village of Gardenstown are situated on the coastal footpath of the Moray Firth, often associated with the neighbouring villages of Pennan and Crovie. Gardenstown is the largest of the three, yet shares many of the features that make these coastal settlements distinctively picturesque.

Gardenstown was founded in the early 18th century as a fishing village. Renowned for its spectacular scenery, rugged coastline, and beaches where you will 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 LOCATION

From Gardenstown, the coastal path connects the village with Crovie, offering delightful walks and breathtakingly photogenic sunsets. The angler is spoilt for choice, locally there are rivers, beaches, coastline, and harbours to fish.

There are also numerous leisure facilities available in the area, including two immaculate 18-hole golf courses. The Royal Tarlair in Macduff and Duff House Royal in Banff. Within the village, you will find a historic local harbour with cafes, a local museum, a couple of local shops, a pub/restaurant, and pre-school and primary schooling. The coastal town of Macduff, approximately eight miles west, is a historic place with its working harbour. All the normal facilities one would expect can be found locally in Macduff and Banff.



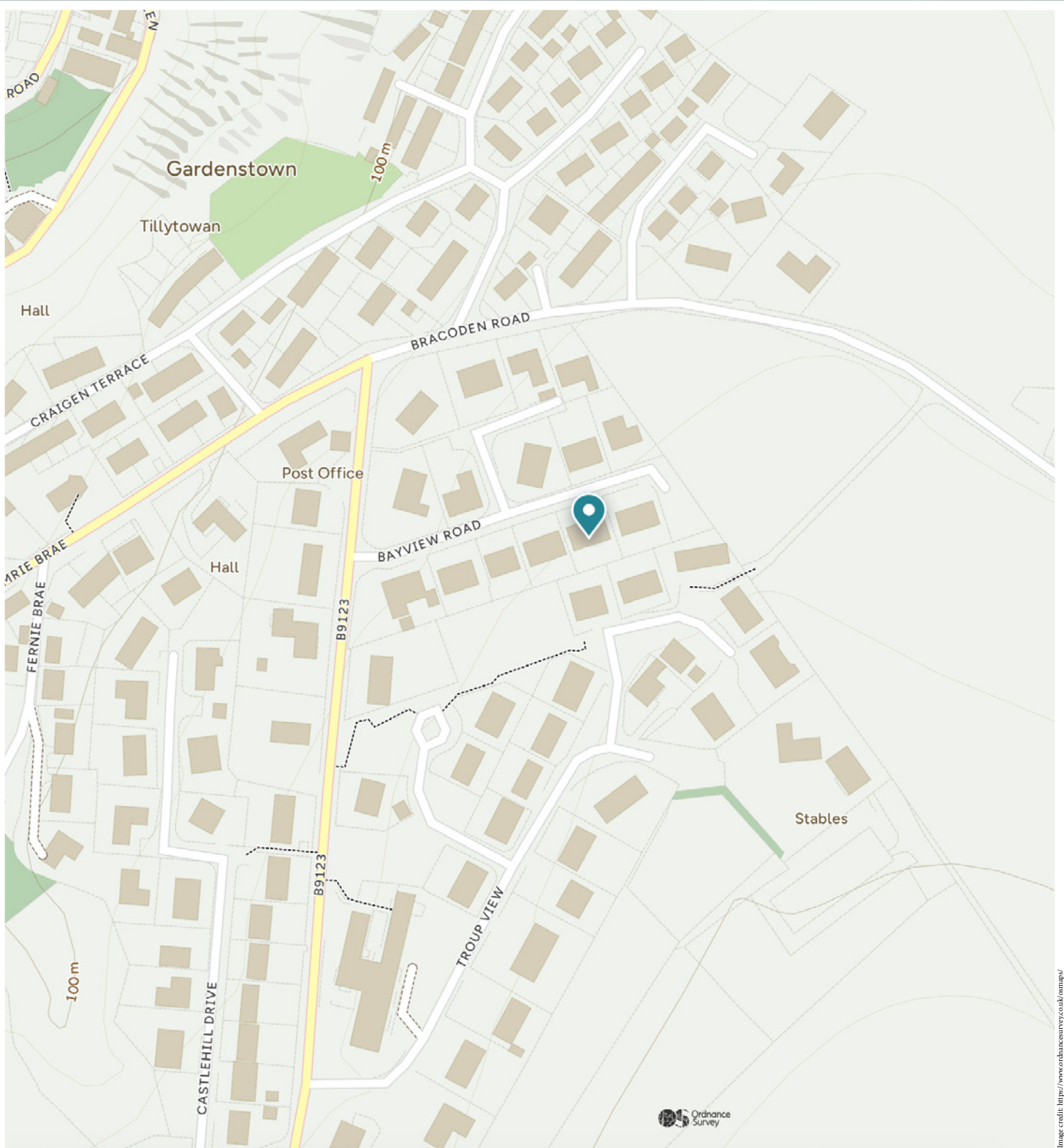


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THE SUNDAY TIMES
THE TIMES



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