




McEwan Fraser Legal

Solicitors & Estate Agents

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37 Knock Street

WHITEHILLS, BANFF, ABERDEENSHIRE, AB45 2NW



THE LOCATION

The popular village of Whitehills is situated on the coastal footpath of the Moray Firth, where you are within a short walk or drive to some of the most talked about beaches on the Moray coast, Boyndie, Sandend and Cullen to name but a few, with acres of sand stretching out in front of you with only the abundance of wildlife to keep you company, from seals to dolphins and numerous species of birds. There is some spectacular scenery in and around the village to enjoy, with all the amenities that one would expect from a vibrant seaside village, local shop, post office, renowned local fish shop, chip shop with café, Hotel, restaurants and pub, all of which add to the appeal of this area, which is frequented by numerous visitors especially during peak seasons and the famous local Portsoy Boat Festival. Pre and primary schooling are also available.

The town of Banff is approximately 3 miles to the East with further primary school and secondary school facilities. There are also numerous leisure facilities available in the area, including two immaculate golf courses. The Duff House Royal and the famous Royal Tarlair are a short drive from this property, as is the River Deveron famous for its salmon and trout fishing. All the normal facilities one would expect from a small town can be found in Banff, NHS health centre, hospital, small shops, post office, several banking options, restaurants, cafés, pubs, local shops and major supermarkets.

The East Coast Rail Network operates through Huntly, providing a link to both Inverness and Aberdeen approximately 21 miles away with a comprehensive East Coast bus network operating through Banff and the village of Whitehills.

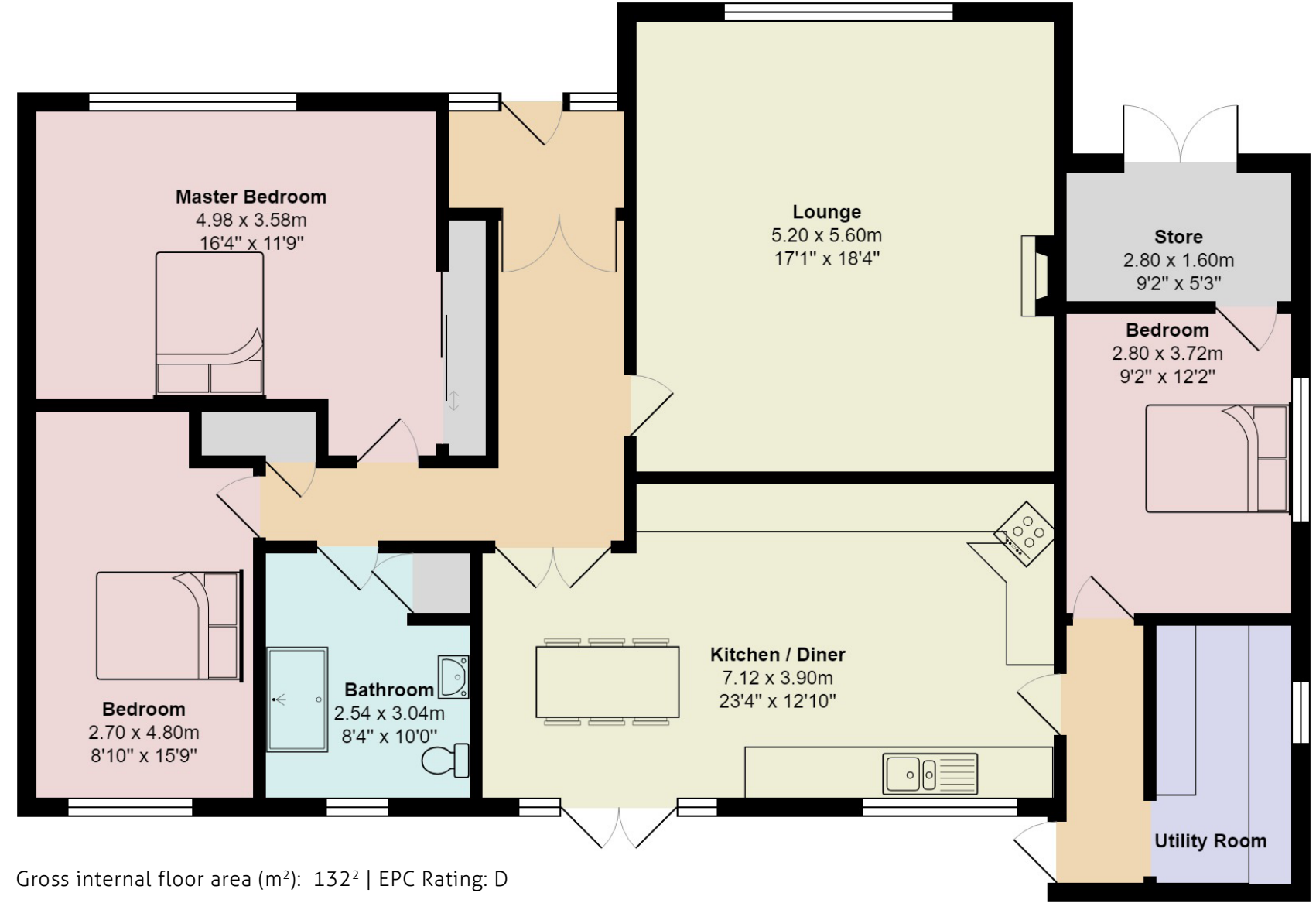


THE PROPERTY

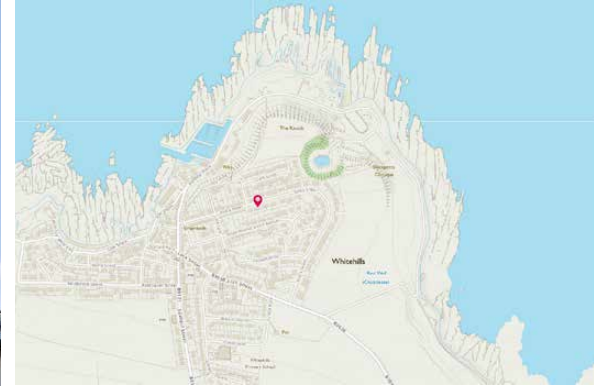
37 Knock Street is a deceptively spacious detached bungalow that provides modern living on one level. The property boasts many appealing features: fantastic decor, superior stylish fittings, and furnishings including the use of quality materials throughout, recent upgrades include a stunning immaculate kitchen, further benefiting from gas central heating and full UPVC double glazing. A must view property to fully appreciate all that is on offer. Perfect for a young family with room to grow or ideally located for the retired couple.

Accommodation comprises of a vestibule, hallway leading to all further accommodation, Spacious Lounge with bay window, fully fitted dining kitchen with multiple wall and base units with contrasting worktops with French doors to the garden, utility room leading to the garden and bedroom three/hobby or craft room. Master bedroom with fitted wardrobes a further double bedroom and a centrally located immaculate three piece family shower room. A fully lined spacious attic has the potential for further accommodation once and if the relevant planning permission was granted.

To the front of the property, there is a substantial walled and un-gated tarred driveway allowing parking for several vehicles and access to the integrated storage area. (Converted garage). The remainder of the front garden has elevated borders containing various shrubs, seasonal flowers and plants. The rear garden is accessed from the side of the property, the utility room or French doors. Laid to decorative paving stone, with stone chip and imitation lawn, borders containing various shrubs and plants an elevated patio area provides a superb spot for entertaining enjoying the sun and alfresco dining. The garden is gated and walled making a safe environment for those with children or pets.



Gross internal floor area (m²): 132² | EPC Rating: D



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