




McEwan Fraser Legal

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Airylea

HIGH GREEN, GARDENSTOWN, BANFF, AB45 3YN

The Location

HIGH GREEN, GARDENSTOWN,
BANFF, AB45 3YN

This fantastic property and the seaside village of Gardenstown are on the coastal footpath of the Moray Firth, you are within a short drive or walk to some of the most talked-about beaches on the Moray coast, where you can 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 Moray Coast is renowned for having a relatively mild climate. The Angler is spoilt for choice, locally there are rivers, beaches, rugged coastline and harbours to fish. There are also numerous leisure facilities available in the area, including two immaculate 18 hole golf courses. The famous Royal Tarlair in Macduff and the Duff House Royal golf course in Banff.

The seaside town of Macduff approximately 8 miles away is a historic little place with its own working harbour. All the normal facilities one would expect can be found locally in Macduff and Banff. There is primary school and secondary school facilities available, with several banking options, NHS health centre and 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 this area, which is frequented by numerous visitors especially during peak seasons.



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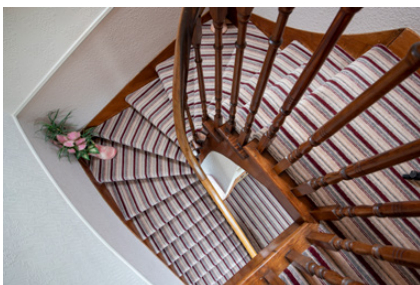
Airylea is a spacious detached traditional stone and slate-built property that has been in the same family for 90 plus years, the current owners during their tenure have maintained this property meticulously regardless of cost.

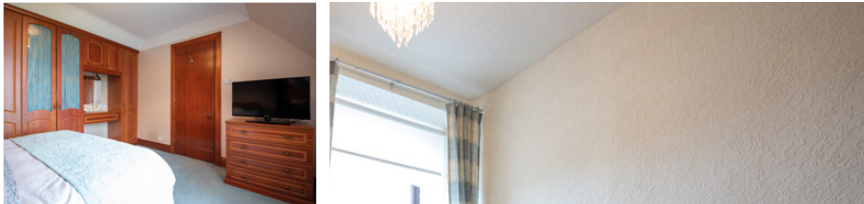
Situated undoubtedly in one of the best-located spots in Gardenstown, if not the Moray Firth, with uninterrupted views across the bay. A short walk or evening stroll will take you to the harbour, local shop, restaurant and pub plus other amenities you would expect to find in a vibrant seaside village including pre and primary schooling. This substantial dwelling offers spacious living accommodation over two floors benefiting from full double glazing, oil fired central heating and fresh neutral decor. Early viewing is a must to fully appreciate the high standard, location and views that this property offers you will not be disappointed.

The property consists of a hallway, spacious lounge with a large bay window and fantastic views across the Moray Firth, second reception room with wood burning stove, dining kitchen with multiple wall and base mounted units and dining area with access to the rear of the property. A three-piece family shower room, and a double bedroom complete the ground floor.

A carpeted stairway leads to the first-floor landing where you will find a centrally located bathroom and two large double bedrooms both of which have views. There are ample storage cupboards throughout the property.

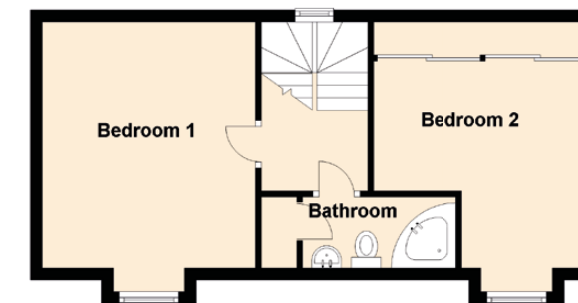
A private road leads to the front of the property and to the attached garage where there is parking for multiple vehicles on the tarred driveway. The gardens that surround the property are laid mostly to lawn with sporadic planting of shrubs and seasonal flowers, a decorative patio area is fantastic for entertaining, some al-fresco dining and enjoying the fantastic views and sunsets. A wooden garden shed to the rear of the property completes this garden.





Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP

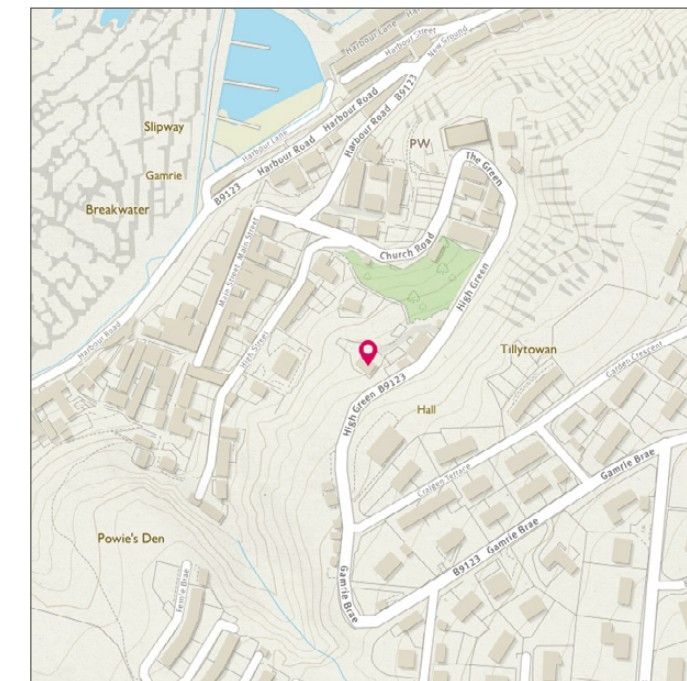


Approximate Dimensions (Taken from the widest point)

Lounge	4.08m (13'5") x 3.60m (11'10")
Kitchen	3.90m (12'10") x 3.60m (11'10")
Dining Room	4.20m (13'9") x 3.30m (10'10")
Bedroom 1	3.90m (12'10") x 3.60m (11'10")
Bedroom 2	3.70m (12'2") x 3.70m (12'2")
Bedroom 3	4.20m (13'9") x 2.69m (8'10")
Bathroom	2.60m (8'6") x 1.20m (3'11")
Shower Room	2.50m (8'2") x 1.60m (5'3")

Gross internal floor area (m²): 113m² | EPC Rating: F

Extras (Included in the sale): All floor coverings, blinds, curtains, and light fittings wood-burning.





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Text and description
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Surveyor



Professional photography
SCOTT MARSHALL
Photographer



Layout graphics and design
ALLY CLARK
Designer