

Easter Villa

FORDYCE, BANFF, ABERDEENSHIRE, AB45 2SJ



Exceptional renovation of a traditional stone and slate house circa 1850, which retains the character and charm of a bygone era



01224 472 441



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to offer this Grade C listed 5/6-bedroom traditional stone and slate semi-detached property. The current owners during their tenure have ensured to retain a wealth of original features throughout the ongoing renovations and the quality of workmanship is evident externally and internally.

The property offers spacious and versatile living accommodations over two floors, and a mezzanine floor. Further benefiting from a multitude of stylish fittings and finishings, full double glazing, fresh décor and oil-fired central heating. This substantial property with many potential opportunities, will make a superb family home with room to grow and would also suit the extended family living. Early viewing is a must and is highly recommended and you will not be disappointed.

Set within beautiful gardens, this elegant family home also benefits from outbuildings that may lend themselves to alternative use, given the appropriate Local Authority consent.

THE LOUNGE



Entered via the front door, the impressive welcoming hallway leads to two principal ground-floor rooms. The main lounge with its high ceiling sash and case windows to both the front and side, is a superbly light and airy room with an inset wood-burning stove adding that touch of grandeur and sets the tone for the remainder of the property.

THE DINING ROOM & FAMILY ROOM



The other principal room is currently being utilised as the formal dining room, which also has a wood-burning stove. An archway leads through to the family room which has a window to the side and a door leading through to the rear hallway, the kitchen and the utility room.



THE KITCHEN



A recently fitted modern kitchen with multiple wall and base-mounted units with contrasting work surfaces, and quality integrated appliances. A family dining table fits comfortably in the room together with a large dresser. Please note that the dresser will remain, as will the Rangemaster electric range cooker, fridge freezer and integrated dishwasher.

The spacious utility room benefits from a large built-in cupboard that houses the hot water tank. Space is provided for a tumble dryer and a large washing machine. The Belfast sink is set within a wooden unit. A door gives direct access to the rear parking area which leads to the garden. Also on the ground floor is the cloakroom which is fitted with a toilet and wash hand basin. This room also benefits from an opaque window which completes the ground floor accommodation.



THE UTILITY & WC





An original carpeted sweeping staircase with wooden balustrades leads up to the mezzanine level and then onto the main first floor. The mezzanine level houses the family bathroom and a bedroom. Fitted with a bath, shower enclosure, toilet, and basin, the bathroom is a generously proportioned room with a window to the rear. Immediately adjacent is a large single bedroom with a window to the rear.

On the first floor, there are two exceptionally large double bedrooms with ample space for a wide range of standalone furniture. The main bedroom has windows to the front and side, with the side window looking towards the Moray Firth. There are two further bedrooms, one of which benefits from built-in storage. To the front, there is a good-sized study which has a large, fitted wardrobe and has the potential to be used as a sixth bedroom if required.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOMS 3 & 4



BEDROOMS 5 & 6 / STUDY



To the front of the property, steps lead up to the front door and are flanked by colourful beds well stocked with a selection of plants and shrubs.

The rear garden has access from the side, as well as via the village hall carpark. The carpark provides vehicular access to the substantial driveway which offers off-street parking for several vehicles. The garden is mainly laid to lawn and features an impressive summerhouse. There are also three outbuildings, one of which is detached. These buildings provide scope for a variety of uses; all three have power and light.

EXTERNALS



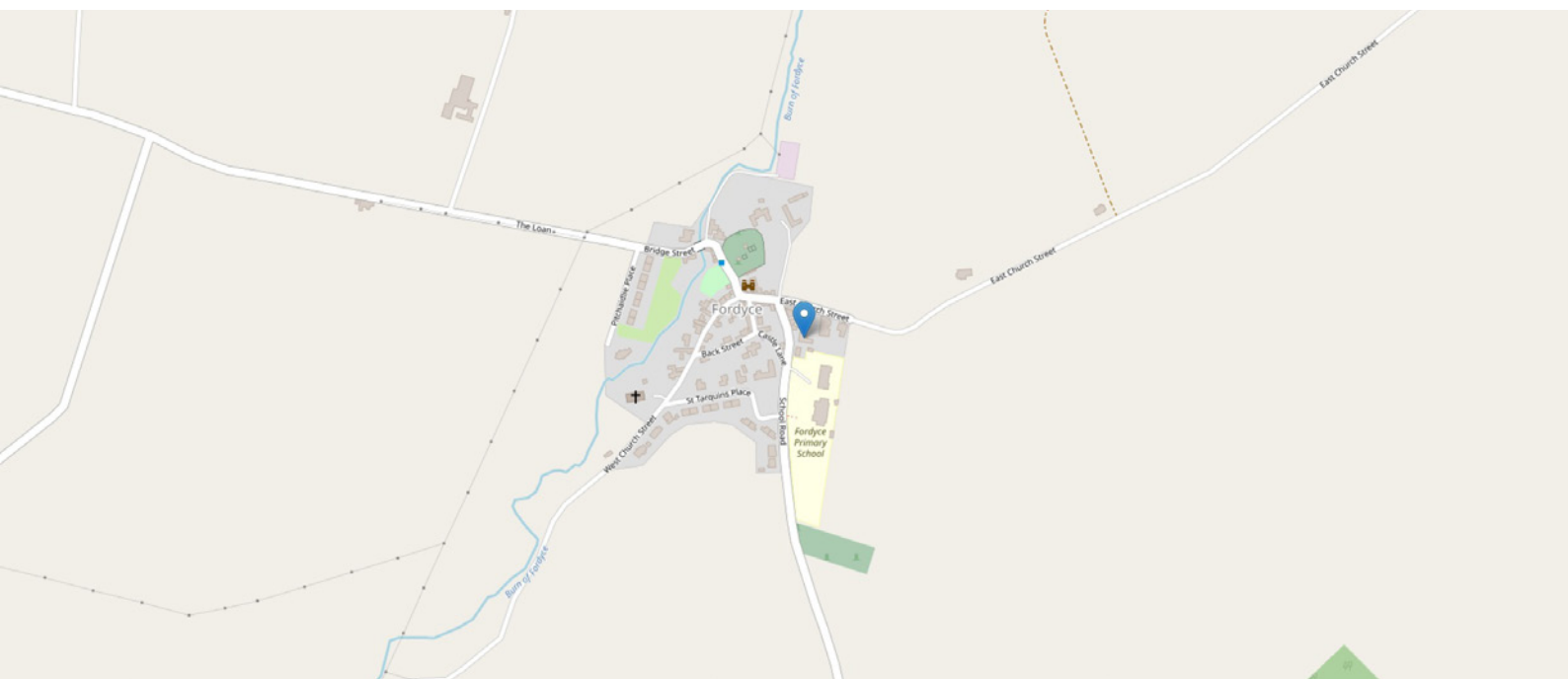


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 230m² | EPC Rating: E



THE LOCATION

This superior detached dwelling is situated in the tranquil village of Fordyce. The property is only a mile or two from some of the most beautiful beaches on the Moray coast, Sandend and Cullen to name but a few. The village can trace its origins back to the 7th century with the Castle being built in 1592. The village and surrounding areas are well known for their beautiful gardens that are awash with colour in the summer. Within the village, there is primary schooling available. The local village hall is widely used throughout the year providing various community events. There is also a joiners workshop/museum run by the community.





The Moray Firth Coast is renowned for having a relatively mild climate, with lower rainfall. The river Deveron and the river Spey are a short drive from this property and are both world-famous for their salmon and trout fishing. The angler is spoilt for choice with rivers, beaches, rugged coastline, and local harbours to fish, all within a short distance from this property. There are also numerous leisure facilities available in the area, including 18-hole golf courses. The Duff House Royal and the famous Royal Tarlair are both located a short drive away in the popular seaside towns of Banff and Macduff.

Approximately three miles from the property, the seaside town of Portsoy can be found with its historic harbours. All the usual facilities one would expect can be found locally. There is pre-school and primary schooling available in the town. Secondary schooling facilities are available in the nearby towns of Buckie and Banff. A variety of local shops can be found within the town centre; NHS health centre, post office, supermarket, banking facilities, restaurant, cafés, and pubs, all of which add to the appeal of this locality.

The area is ever popular with visitors, particularly over summer months, and during local festivals; Coast Arts Festival, Spirit of Speyside Whisky Festival, and a highlight is the Scottish Traditional Boat Festival in Portsoy.

Easy access onto the A98 leads to Aberdeen, approximately 55 miles to the South-East, and Inverness approximately 64 miles to the West. Both cities offer national and international flights provided by Aberdeen Dyce Airport and Inverness Dalcross Airport. National rail links are available from Huntly or Keith, approximately 11 miles away.




McEwan Fraser Legal
 Solicitors & Estate Agents

Tel. 01224 472 441
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk



Text and description
PETER REID
 Area Sales Manager



Layout graphics and design
ALLY CLARK
 Designer

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