

ELLERSLIE

SANDYHILL ROAD,
BANFF, AB45 1BE



This superior property and the town of Banff are on the coastal footpath of the Moray Firth.

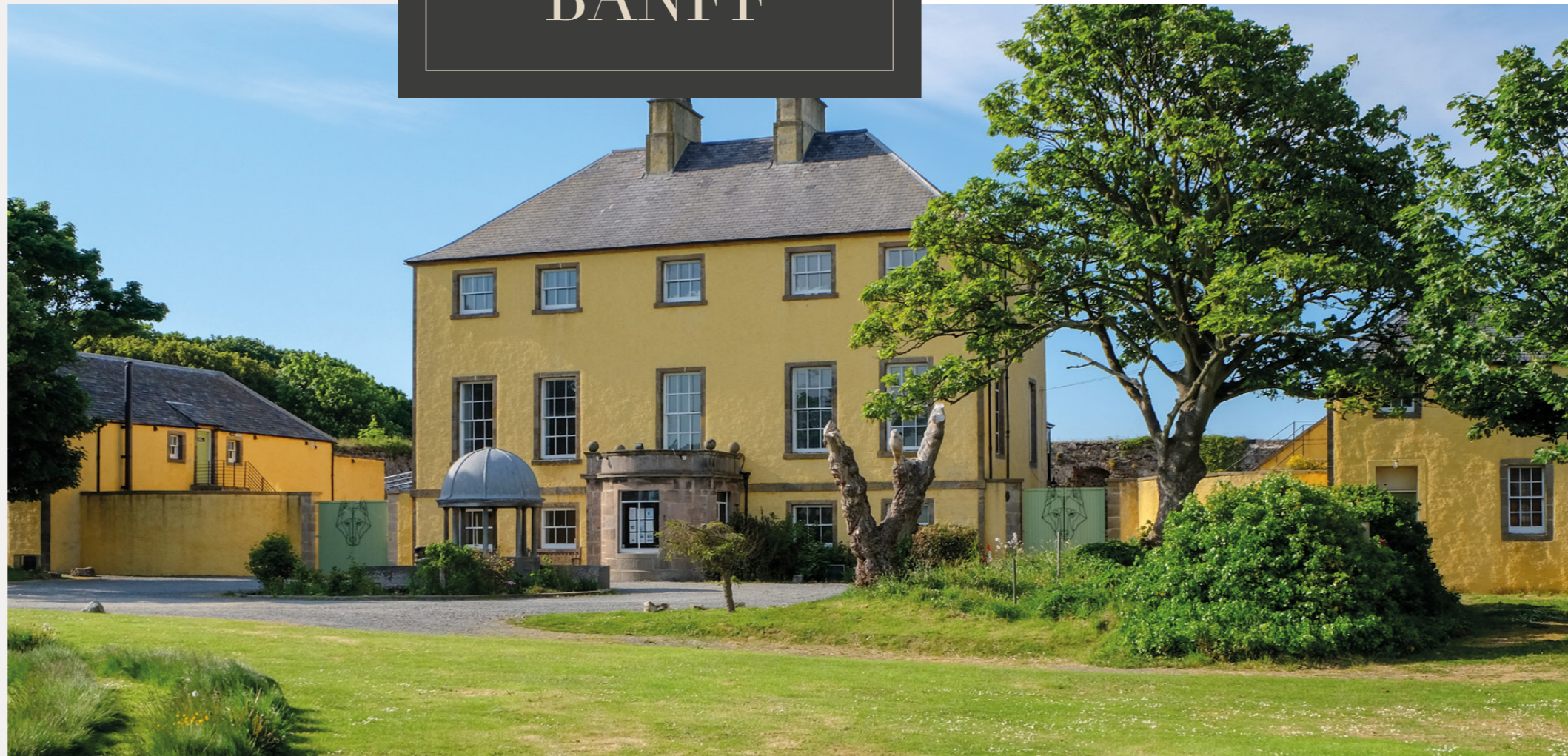
From here, you are within a short drive to some of the most talked about beaches on the Moray coast, where an abundance of wildlife can be

seen, such as seals, dolphins and the numerous species of birds that frequent this coastline.

Banff is a historic town, which boasts spectacular scenery in and around the locality. The historic Duff House, stunning marina,

harbours and spectacular beaches are all close by. There are some nice tearooms, delicatessens, other eateries, and hotels, all of which add to the appeal of the town. The area is frequented by numerous visitors, especially during peak seasons.

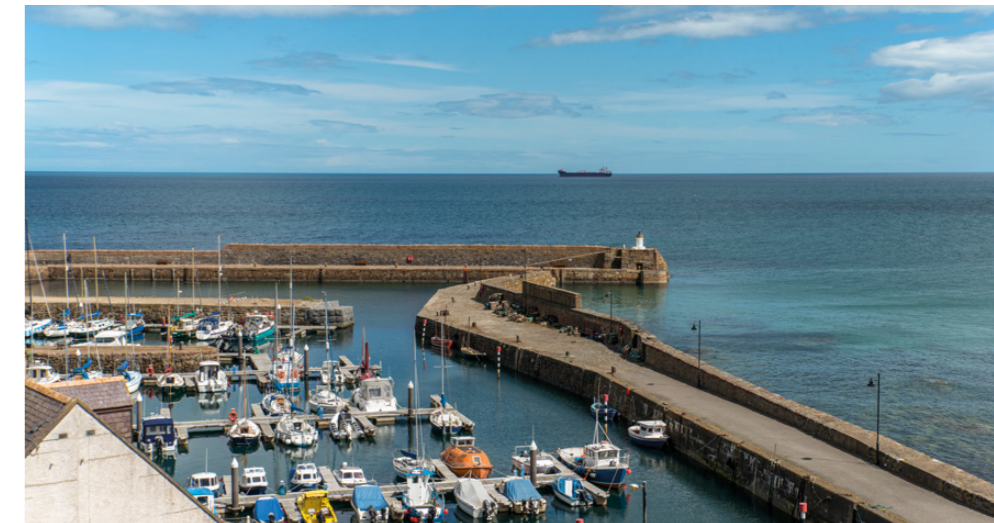
BANFF

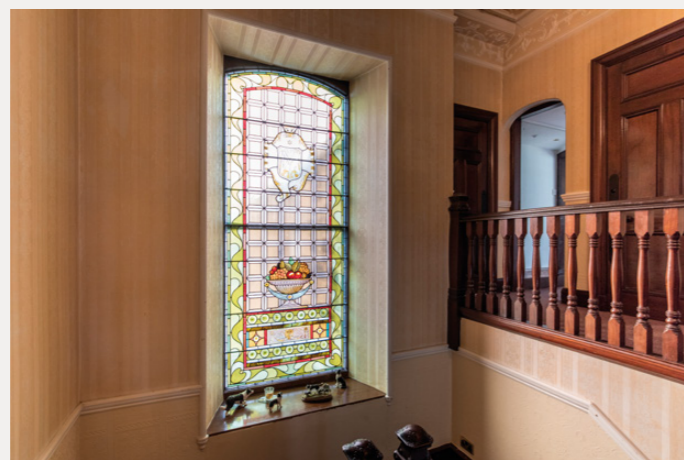
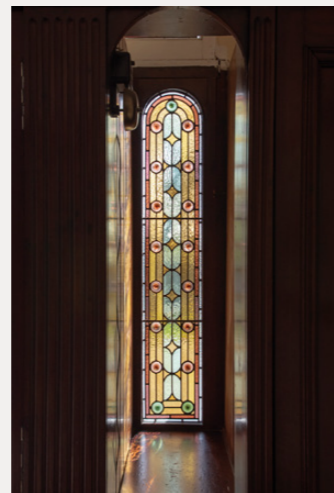


All the other normal facilities one would expect from a vibrant seaside town, such as banking options, NHS health centre, small shops, Post Office, restaurants and major supermarkets are available and can be found close by.

Banff offers pre-school, primary school and secondary school facilities. There are also numerous leisure facilities available in the area, including two immaculate eighteen hole golf courses. The Duff House Royal and the famous Royal Tarlair links golf course are a short

drive away. The River Deveron is close by and renowned for its Salom and Trout Fishing. The Angler really is spoilt for choice with numerous local rivers, beaches and rugged coastline to fish. A comprehensive East Coast bus network operates through the town of Banff.





HALL / LOUNGE / LIBRARY



Ellerslie, Sandyhill Road is situated in a quiet and prime residential area of Banff, a historic picturesque seaside town on the Moray Coast.

The current owners during their tenure have modernized and upgrade throughout, but have retained the original features, including the original stained glass windows, stunning ceiling cornice with centre Rose, pitch pine panel doors and high skirting boards to name but a few. In addition, the property further benefits from recently fitted full double glazing and gas central heating completed in a fresh neutral pallet throughout. Viewing is a must to appreciate this spectacular property.

Access through the attractive vestibule which in turn leads to the welcoming traditional reception hall. There are three principal rooms on the ground floor providing flexible accommodation. The spacious formal lounge with its bay window is located on the south side of the property with original working fireplace, a second full-length window floods this room with natural light. The formal dining room to the north side exudes grandeur with bay window stunning fireplace and detailed cornice. The library has original enclosed bookshelves, wood burning stove and full length windows/doors which provides access to the garden. The fully integrated, spacious modern dining kitchen with floor and wall mounted units, with oak worktops, quality integrated appliances and modern wood burning stove. Access to the utility room, cloakroom and rear garden. A spacious ground floor en-suite bedroom completes the ground floor accommodation.

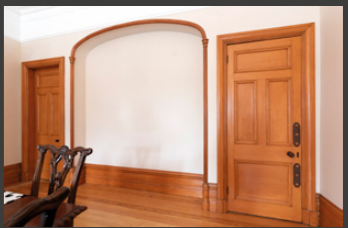
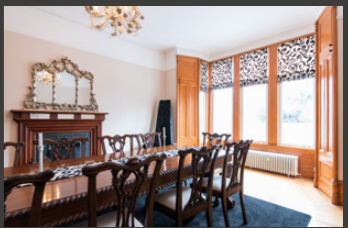
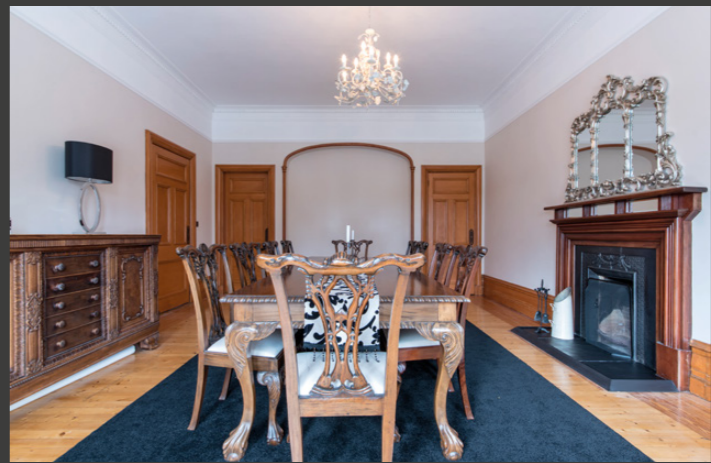




“... FULLY INTEGRATED,
SPACIOUS MODERN
DINING KITCHEN ...”

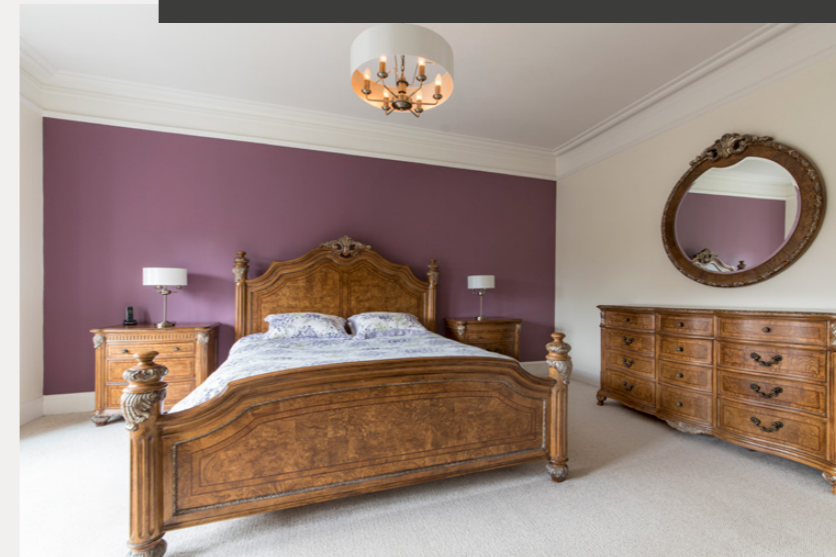


KITCHEN / DINING ROOM





BEDROOMS / DRESSING ROOM / EN-SUITE



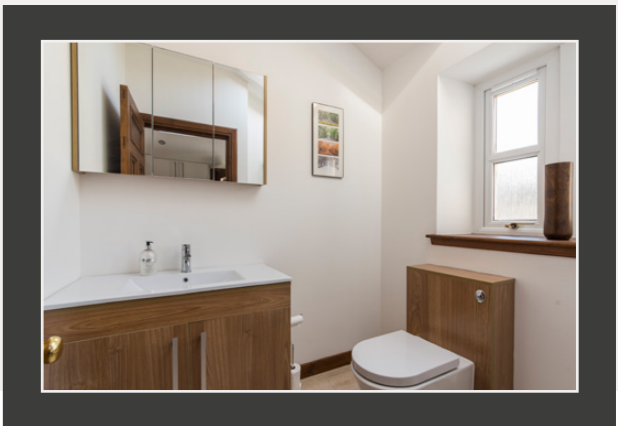
A carpeted staircase with wooden balustrade leads to the first-floor landing with a stunning stained glass window on the half landing. Master bedroom is bright and spacious with a door leading to the nursery/bedroom six. There are a further three large double bedrooms. A fantastic en-suite dressing room and a separate spacious family bathroom. Further access staircase downwards to the rear of the property or upwards to the huge converted attic space. A fantastic addition which could be utilized for a multitude of purposes.

Ellerslie is surrounded by a perimeter wall with recently

reinstated railings mounted on a low wall along the front of the property. Double gates ensure that this property is a safe and secure environment for those with children or pets. Off-street parking is available to the front and side of the property for a multitude of vehicles. The gardens have been professionally landscaped to a high standard and are split into two levels, with borders that contain a variety of seasonal shrubs, plants and flowers. Mature trees enhance the grounds with several seating areas throughout the garden designed to maximize relaxation in the sun and alfresco dining and entertaining.

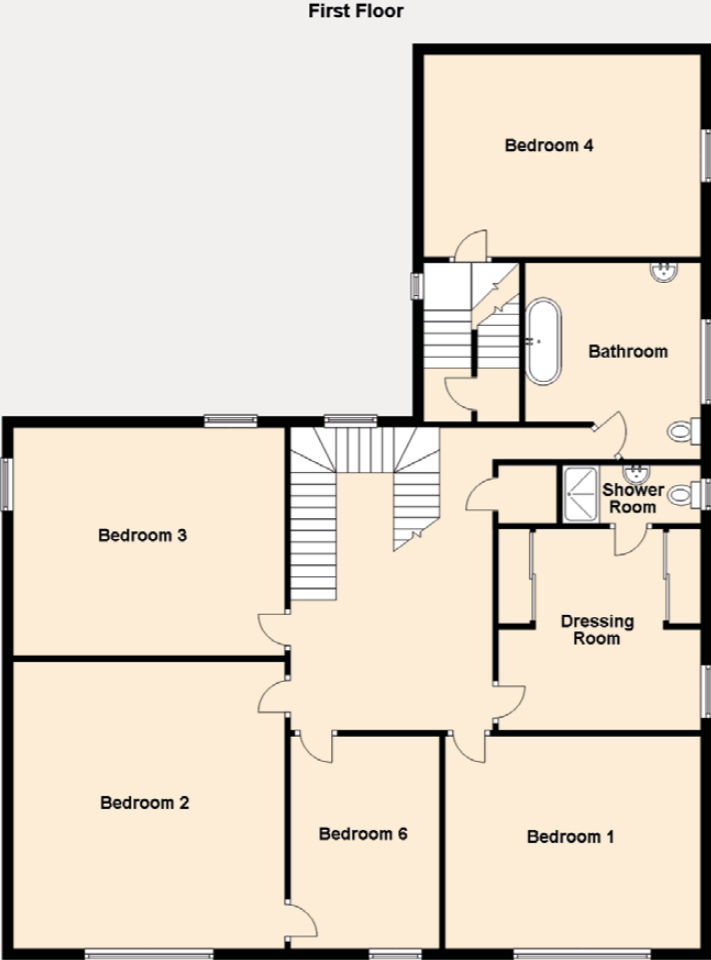


BEDROOMS / BATHROOM / WC





SPECIFICATIONS : FLOOR PLAN / ROOM DIMENSIONS / LOCATION



Approximate Dimensions (Taken from the widest point)

Ground Floor	
Hall	7.50m (24'7") x 2.80m (9'2")
Lounge	6.90m (22'8") x 5.10m (16'9")
Library	5.10m (16'9") x 4.30m (14'1")
Dining Room	7.20m (23'7") x 4.80m (15'9")
Kitchen	5.70m (18'8") x 5.20m (17'1")
Utility	2.80m (9'2") x 2.30m (7'7")
WC	1.90m (6'3") x 1.70m (5'7")
Bedroom 5	3.60m (11'10") x 3.20m (10'6")
En-suite	2.90m (9'6") x 1.10m (3'7")

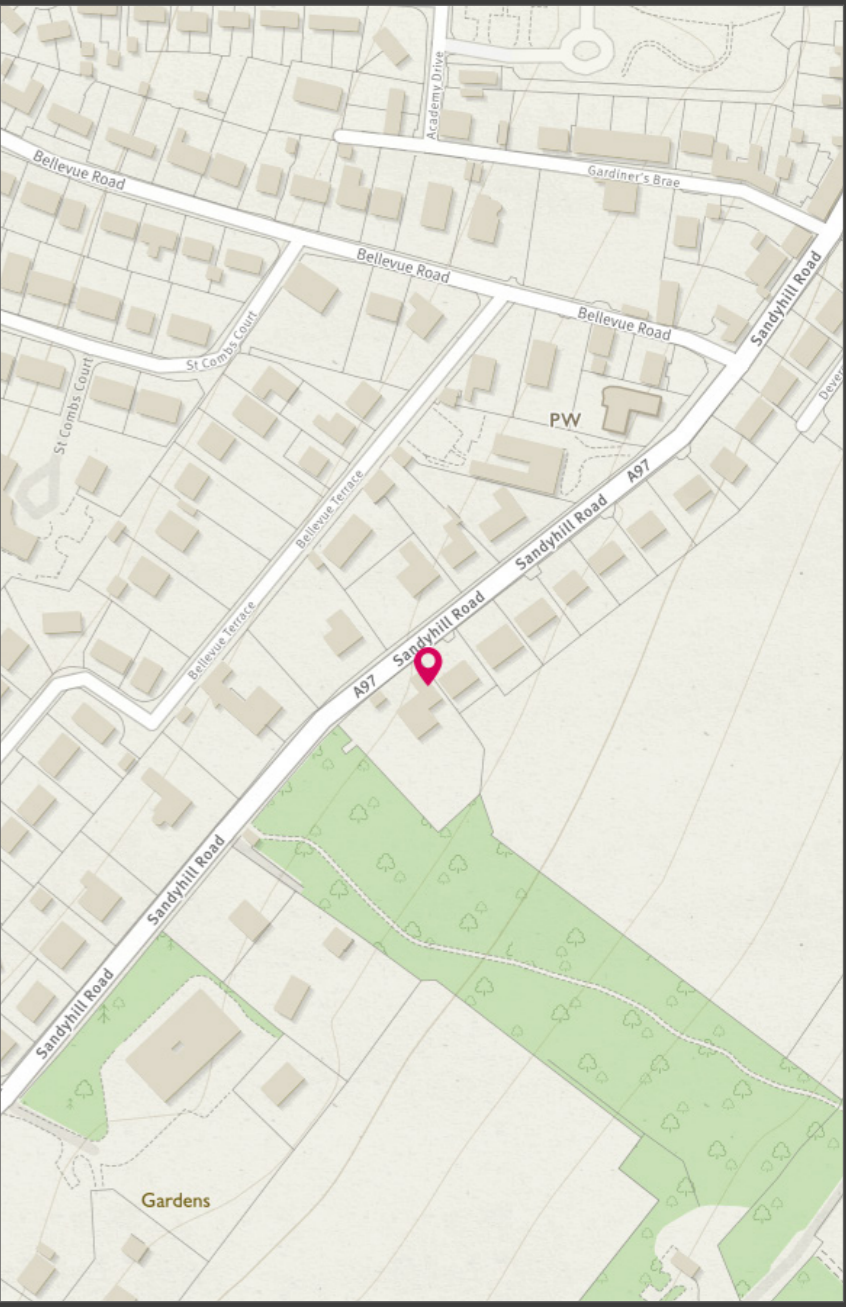
First Floor	
Bedroom 1	5.00m (16'5") x 4.00m (13'1")
Dressing Room	3.80m (12'6") x 3.80m (12'6")
Shower Room	2.60m (8'6") x 1.10m (3'7")
Bedroom 2	5.80m (19') x 4.80m (15'9")
Bedroom 3	4.80m (15'9") x 4.30m (14'1")
Bedroom 4	5.20m (17'1") x 3.80m (12'6")
Bedroom 6	3.80m (12'6") x 2.70m (8'10")
Bathroom	3.70m (12'2") x 3.30m (10'10")

Loft	
Large Floored Loft	12.80m (42') x 4.80m (15'9")
Small Loft	3.90m (12'10") x 3.10m (10'2")

Gross internal floor area (m²): 325m²

EPC Rating: D

Extras (Included in the sale): All carpets, curtains, blinds and are included with the sale. Some light fittings are included with other electrical and soft furnishings are by separate negotiation.






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