

Nile Cottage

13 SEAFIELD TERRACE, PORTSOY, BANFF, AB45 2QB



*Stunning recently modernized and extended
Grade B Listed Town House*



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Nile Cottage is a stunning grade B listed property of circa 1811 that has been sympathetically renovated and extended during the current owner's tenure. The use of professional trade persons and quality materials is evident at every turn, recent upgrades include a large extension to the east gable that now incorporates a stunning family dining kitchen by Howden's with Cathedral styled roof and French doors to the patio area, with all windows having now been replaced with replica sash and case double glazed units. The property has generous room sizes over three floors, further benefiting from double glazed windows, gas central heating with wood burning stoves in two of the main principal rooms and decorated in a fresh neutral tone throughout with a multitude of quality fixtures and fittings.

Viewing is highly recommended and the only way to fully appreciate this very desirable property, you will not be disappointed.

THE LOUNGE



The property comprises; the ground floor which has two principal reception rooms one of which can be used as a formal dining room both have wood-burning stoves.

THE DINING ROOM



THE KITCHEN



The recent extension completed in 2019 incorporates a stunning Howden's kitchen with a central island and quality integrated appliances with French doors to the extensive patio area and the garden. A laundry/utility room with WC facilities completes the ground floor accommodation.



THE UTILITY/WC





A carpeted staircase with wooden balustrade leads to the two upper floors, the first floor you have a centrally located family bathroom with shower over the bath. The primary bedroom has a large dressing room which has potential for further development to an en-suite. A further double bedroom completes this floor. On the second floor you have a further two double bedrooms, in addition, there are ample storage cupboards on all three floors.

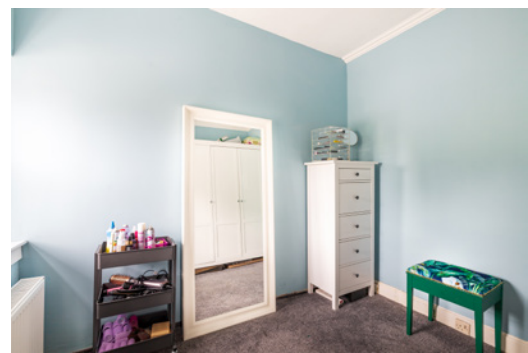
THE BATHROOM



BEDROOM 1



The primary bedroom has a large dressing room which has potential for further development to an en-suite



BEDROOM 2



BEDROOM 3



BEDROOM 4



The high perimeter wall gives privacy with access from Seafeld Terrace through electronically operated gates to an extensive parking area for multiple vehicles, you also have access through a pedestrian wooden gate.

The gardens are segregated and fenced into several areas, laid to either lawn decorative stone paving/stone chip, all are well stocked with an abundance of mature trees, plants, shrubs and seasonal flowers that are awash with colour throughout the year. At the bottom of the garden, there is a large vegetable garden.

The patio area from the kitchen is perfect for some al-fresco dining, entertaining and enjoying the sun. The private garden is walled or fenced on all sides making a safe environment for children and pets alike.

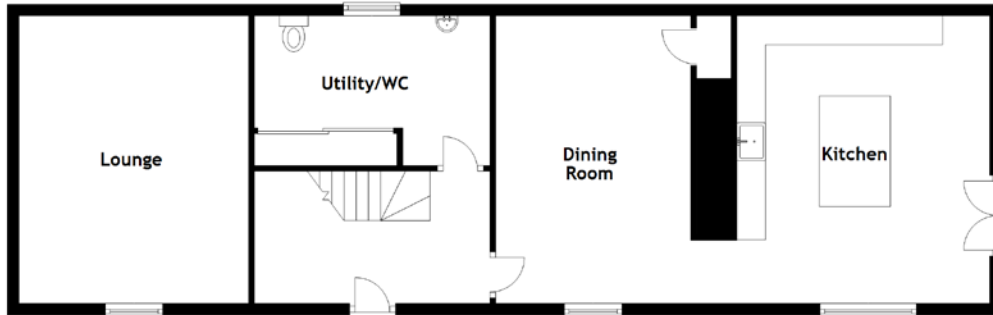
EXTERNALS



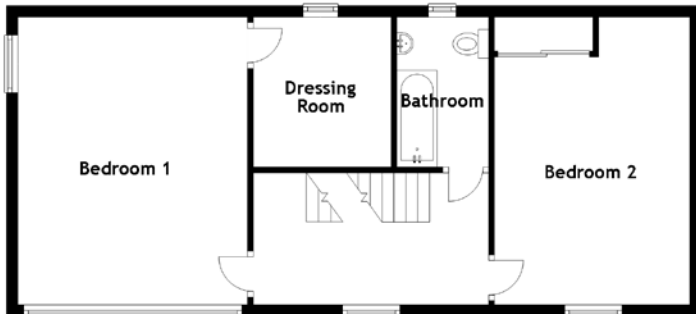


FLOOR PLAN, DIMENSIONS & MAP

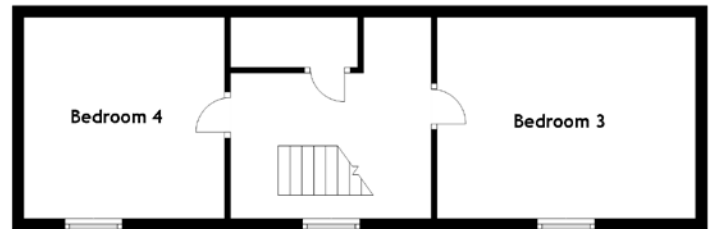
Ground Floor



First Floor



Second Floor



Approximate Dimensions
(Taken from the widest point)

Ground Floor

Lounge	5.00m (16'5") x 4.00m (13'1")
Dining Room	5.00m (16'5") x 3.40m (11'2")
Kitchen	5.00m (16'5") x 4.40m (14'5")
Utility/WC	4.10m (13'5") x 2.60m (8'6")

First Floor

Bathroom	2.60m (8'7") x 1.60m (5'3")
Bedroom 1	5.00m (16'5") x 4.10m (13'5")

Dressing Room
Bedroom 2

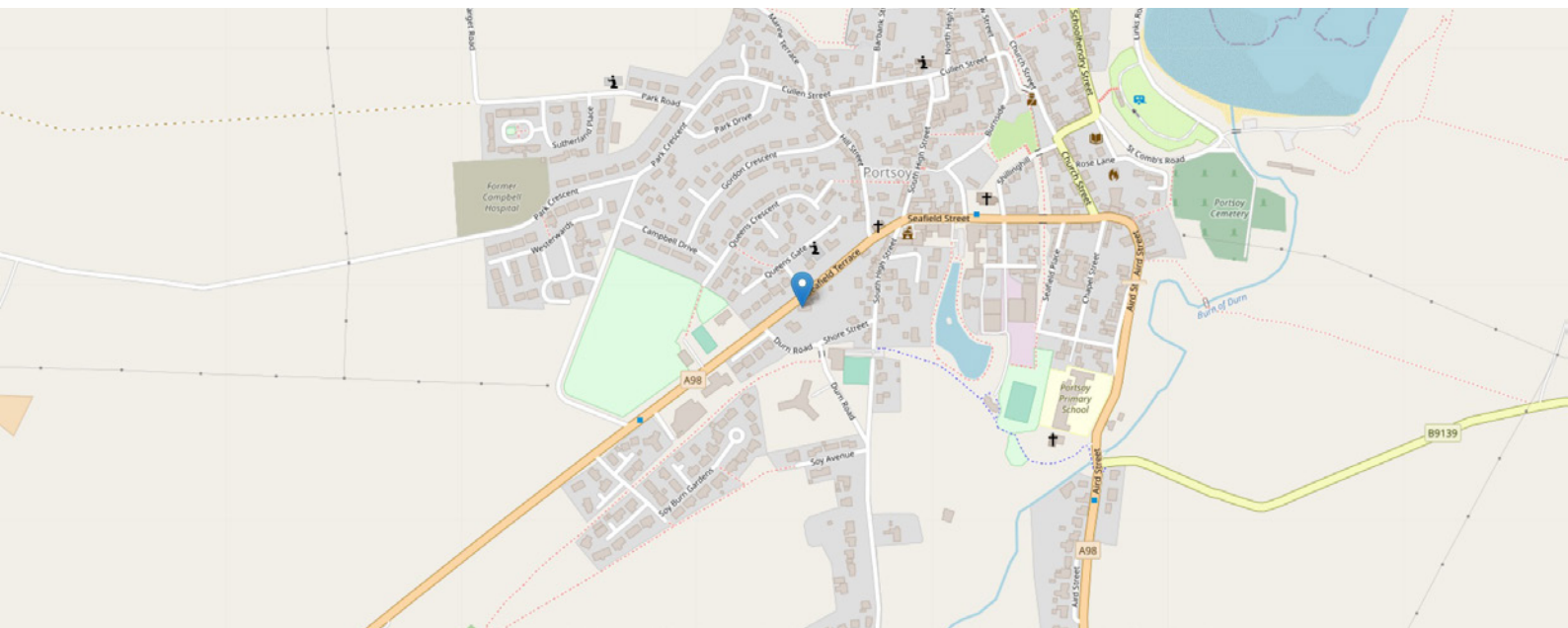
2.60m (8'7") x 2.30m (7'7")
5.00m (16'5") x 3.50m (11'6")

Second Floor

Bedroom 3	4.60m (15'1") x 3.50m (11'6")
Bedroom 4	3.50m (11'6") x 3.50m (11'6")

Gross internal floor area (m²): 186m²
EPC Rating: D

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



THE LOCATION

This Grade B-listed building is located in the historic vibrant seaside town of Portsoy on the Moray Coast. A short drive will find you on some stunning beaches and rugged coastline that this area has to offer, Sandend and Cullen to name but a few, 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 with numerous leisure facilities available in the area where you have salmon and trout fishing on the River Deveron and the Spey with a choice of harbours, beaches and coastline waiting to be fished.

Locally you will find an abundance of outdoor pursuits, horse riding, mountain bike trails, surfing and windsurfing, and you also have a multitude of immaculate golf courses. The Duff House Royal and the famous Royal Tarlair are both located in the towns of Banff and MacDuff.

Portsoy is a historic little place with its own harbour with some spectacular scenery in and around the town with the historic Durn House and Loch Portsoy. All the normal facilities one would expect can be found locally, there are pre and primary schooling, with secondary schooling facilities 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, restaurants, cafés, and pubs, all of which add to the appeal of this area, which numerous visitors frequent especially during peak seasons and there is also the famous local Portsoy Boat Festival.

A comprehensive East Coast bus network also operates through the town of Portsoy.



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