




McEwan Fraser Legal

Solicitors & Estate Agents

01224 472 441

74 Denside

GARDENSTOWN, BANFF, AB45 3ZS

74 DENSIDE

GARDENSTOWN, BANFF

74 Denside is a traditional end terrace property of circa 1900 with accommodation over three floors. The property is more than habitable but requires renovation and upgrading. Once completed, the property would make a desirable holiday home or Airbnb with Gardenstown and the surrounding area being a sought-after location for visitors throughout the year. The property benefits from full double glazing with electric storage panels.

The property consists of a vestibule leading to a spacious open-plan living area with dual aspect windows. The kitchen is fitted with multiple wall and base-mounted units with a mixture of integrated and standalone electrical appliances. The lounge and kitchen are painted in a neutral tone, with a bare brick feature wall, and a wood-burning stove creates a cosy living area.

The staircase is open to the lounge and leads to the two upper levels. On the first floor, there are two box rooms, which are open plan and fitted with bunk beds. A fantastic attic conversion on the upper floor creates a large double bedroom with a bay window, allowing some distant views of the Moray Firth.

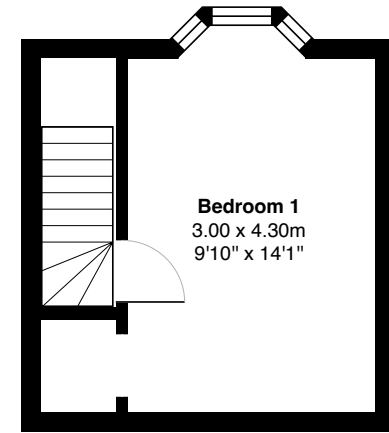
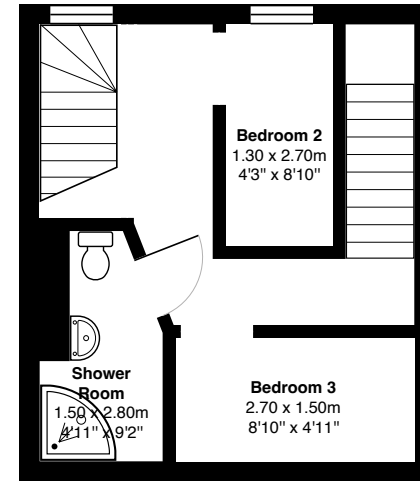
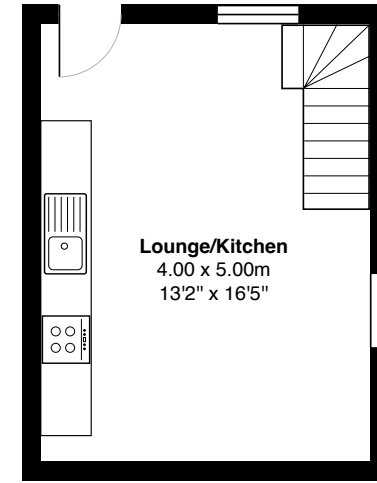




SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

Gross internal floor area (m²): 58m²
EPC Rating: F





GARDENSTOWN

BANFF

Nestled on the dramatic coastline of the Moray Firth, the seaside village of Gardenstown is the largest of three picturesque neighbouring settlements, which include Pennan and Crovie. Founded as a fishing village in the early 18th century, it is celebrated for its spectacular scenery, featuring a rugged coastline and vast, often deserted beaches. These shores are frequented by an abundance of wildlife, from basking seals and dolphins to numerous species of seabirds. A charming coastal path links Gardenstown to the village of Crovie, providing delightful walks and the opportunity to witness breathtaking sunsets.

The area is a haven for outdoor pursuits. Anglers are spoilt for choice with local rivers, beaches, and harbours, while golfers can enjoy two immaculate 18-hole courses nearby. Within the village itself, you will find a historic harbour, a museum, local shops, and a welcoming pub/restaurant.



McEwan Fraser Legal

Solicitors & Estate Agents

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



Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
PETER REID
Area Sales Manager



Layout graphics and design
ALAN SUTHERLAND
Designer