



**TULLYGALLEN,
1 NEW GROUND,
GARDENSTOWN, AB45 3YU**



2 BEDROOM SEMI-DETACHED COTTAGE

**OFFERS
AROUND
£120,000**



grantsmith

L A W P R A C T I C E
formerly trading as Alexander George & Co



We are delighted to offer for sale this 2 Bedroom semi-detached cottage situated in the old fishing village of Gardenstown. This spacious cottage is located within walking distance of the harbour and Gardenstown beach.

This property would make the ideal holiday let.

Gardenstown is an attractive fishing village in a striking location on the Moray Firth coast lying approx. 10 miles from the towns of Banff and Turriff providing you with good shopping, leisure and recreational facilities. The surrounding area has many attractions and activities to suit all tastes. Walks through woodlands or along the stunning coastline or visit Banff marina and Macduff Marine Aquarium. It is easily accessible from Aberdeen which is approx. 50 miles distant.

Viewing is recommended to appreciate this property.

Council Tax Band: A EPC Band: G

ENTRY

Entry via front exterior door to small hallway with access to kitchen, lounge and stairs to first floor.

KITCHEN

(12.30ft x 13.91ft) (3.75m x 4.24m) approx.

Front facing window. Ample wall and base units. Integrated oven. Ceramic hob with overhead extractor fan. Sink with mixer tap and drainer. Space for white goods. Built in storage cupboard housing electrics and controls for boiler. Access to rear exterior door and bathroom.





LOUNGE

(14.04ft x 12.33ft) (4.28m x 3.76m) approx.

Front and side facing windows. Alcove shelving. Wood burning stove.



BATHROOM

Rear facing frosted window. 3 piece suite with WC, sink and enclosed shower.





BEDROOM 1

(14.37ft x 12.30ft) (4.38m x 3.75m) approx.

Front and rear facing windows. Built in storage with shelving.





BEDROOM 2

(12.23ft x 14.40ft) (3.73m x 4.39m) approx.

Front and rear facing windows. Built in storage housing boiler. Further built in storage cupboard.





SERVICES

All mains services: electricity, water and drainage.

ENTRY

By arrangement. Please call 07826872734 to arrange a viewing.

VIEWING

By appointment only through contacting the Grant Smith Law Practice -Tel. 01261 815678 or e-mail banff@grantsmithlaw.co.uk - 25 High Street, Banff, AB45 1AN

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