



**BRYDEN, BOYNDIE,  
AB45 2LD**



**4 BEDROOM DETACHED ONE STOREY AND  
ATTIC COTTAGE WITH GARAGE, DRIVEWAY  
AND LARGE GARDEN**

**OFFERS OVER  
£210,000**



**grantsmith**

LAW PRACTICE  
formerly trading as Alexander George & Co



We are delighted to offer for sale this attractive detached one storey and attic cottage with a large garden and garage. The property is situated in a quiet and pleasant rural location close to the village of Whitehills. This property comprises Kitchen, utility, dining room, bedroom 3/office, W/C, lounge, bathroom, bedroom 4/family room, bedroom 1, ensuite and bedroom 2.

The 4 bedroom property is situated in a peaceful rural location with striking panoramic country and sea views and is within walking distance to the village of Whitehills.

Viewing is recommended to appreciate this property.

Directions: From the main Banff to Portsoy after leaving Banff turn right towards Whitehills, then take a left turn on to the B1939. Head towards Boyndie on this road for 1.66 miles and turn left. The property is visible from the road.

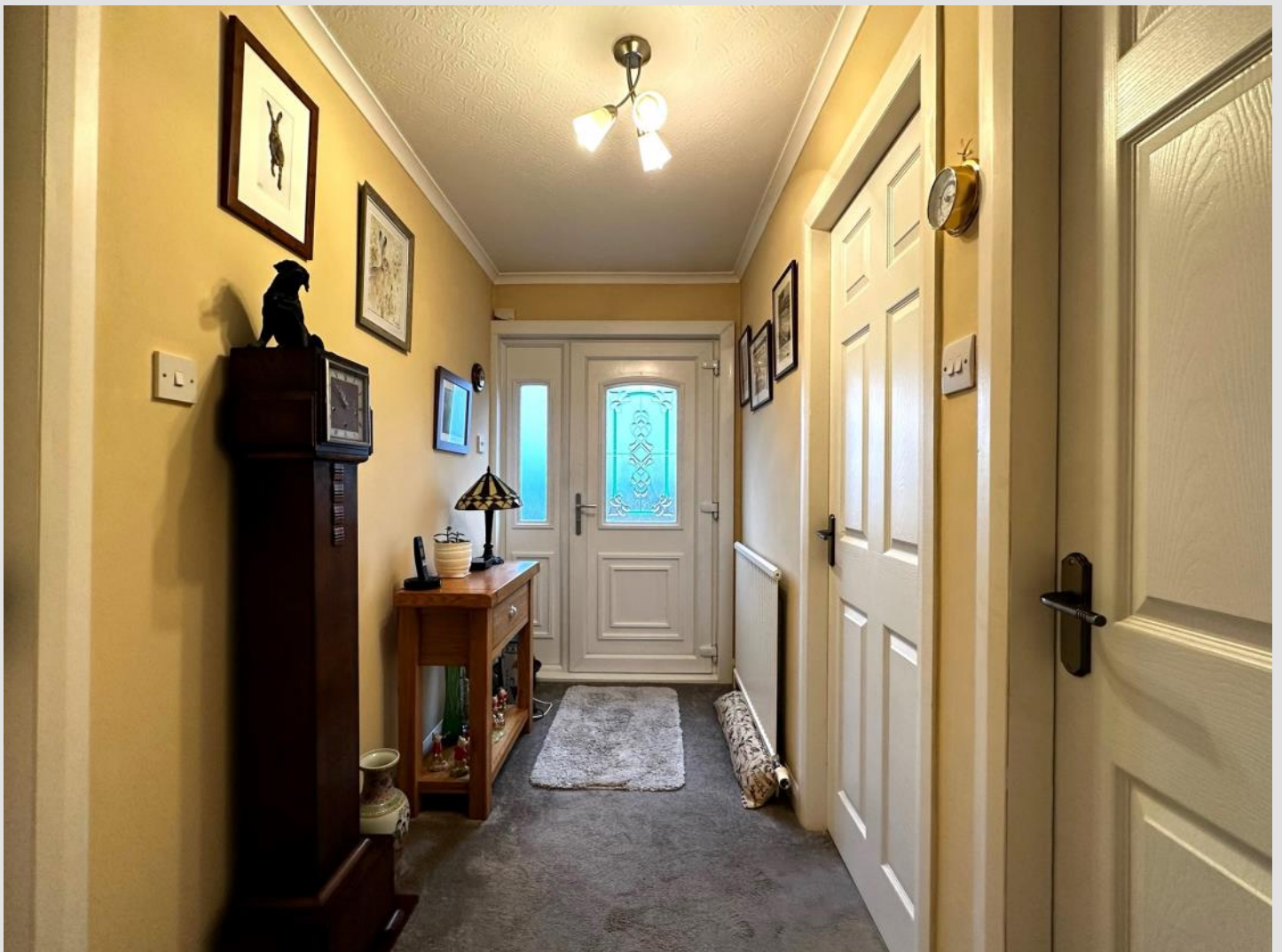
Council Tax Band: E      EPC Band: E

# ENTRY

Entry through exterior door into hallway

# HALLWAY

Access to Bedroom 3/office, Dining room, Lounge and W/C.



## BEDROOM 3/OFFICE

(10.59ft x 7.05ft) (3.23m x 2.15m) approx.

Front and side facing windows with country views.



# W/C

(3.21ft x 10.26ft) (0.98m x 3.13m) approx.

2 piece suite with W/C and sink.



## DINING ROOM

(10.13ft x 12.86ft) (3.09m x 3.92m) approx.

Front and side facing windows with sea and country views. Access to kitchen and hallway.





## KITCHEN

(12.00ft x 9.12ft) (3.66m x 2.78m) approx.

Side facing window with country views. Ample base and wall units. Integrated fridge and dishwasher. Gas hob with overhead extractor fan. Mixer tap with drainer. Everhot range cooker negotiable by price.



## UTILITY ROOM

(5.67ft x 12.10ft) (1.73m x 3.69m) approx.

Rear Exterior door leading to driveway and garage. Side facing window. Ample base & wall units. Space for white goods. Mixer tap with drainer.







## LOUNGE

(13.64ft x 11.90ft) (4.16m x 3.63m) approx.

Front facing window. Wood burning stove.





## **INNER HALLWAY**

Front exterior door leading to garden. Access to stairs, bathroom, bedroom 4/family room.



## **BATHROOM**

(5.38ft x 9.48ft) (1.64m x 2.89m) approx.

Rear facing frosted window. 4 piece suite with W/C, sink, bath and enclosed shower



## **BEDROOM 4/FAMILY ROOM**

**(11.41ft x 9.08ft) (3.48m x 2.77m) approx.**

Front facing window. Built in cupboards. Smaller built in cupboard housing boiler, hot water tank and electrics.

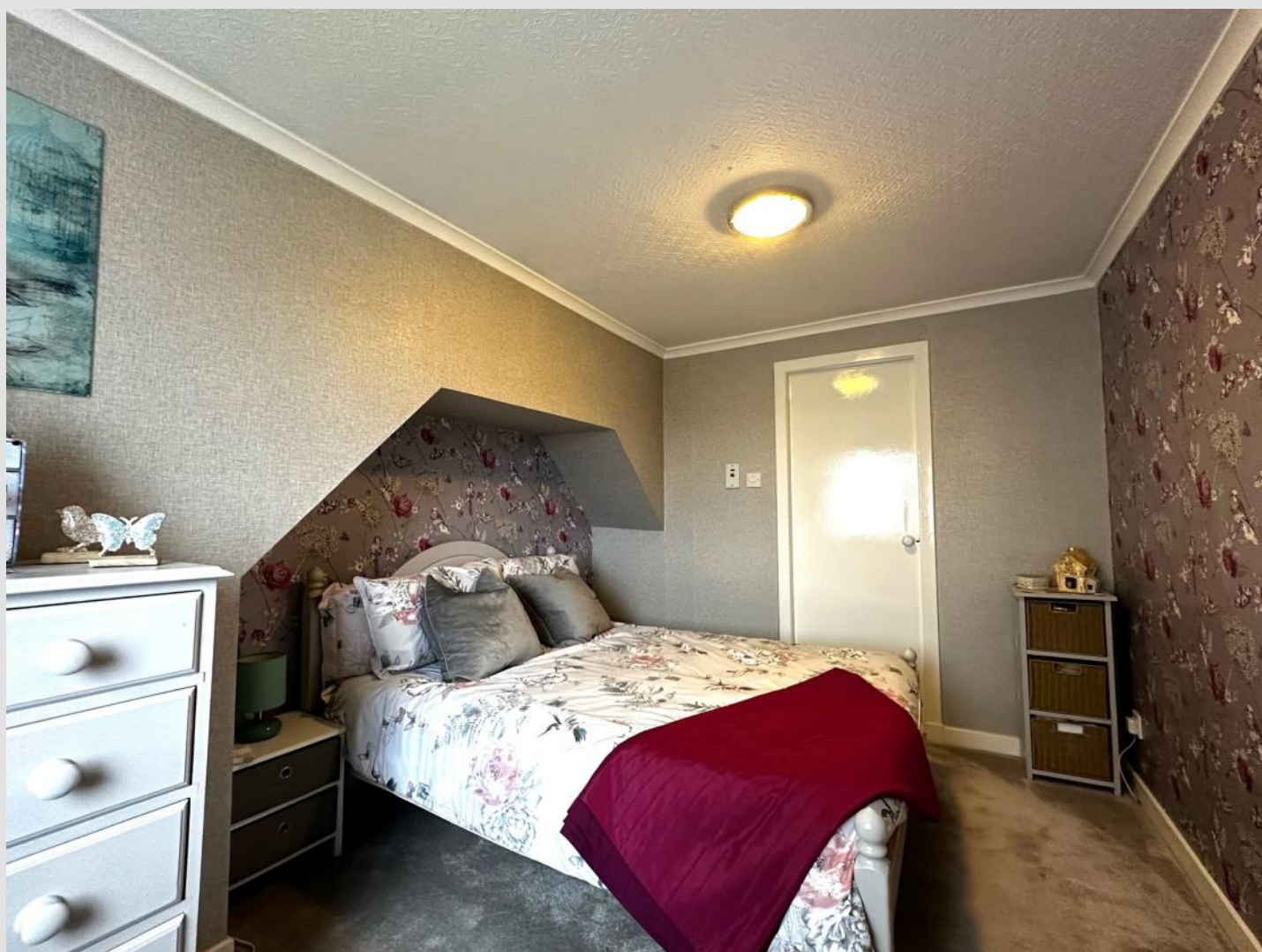
## FIRST FLOOR LANDING

Access to Bedrooms 1 & 2

## BEDROOM 1

**(9.21ft x 12.00ft) (2.81m x 3.66m) approx.**

Front facing window with country views. Access to ensuite shower room.



## ENSUITE

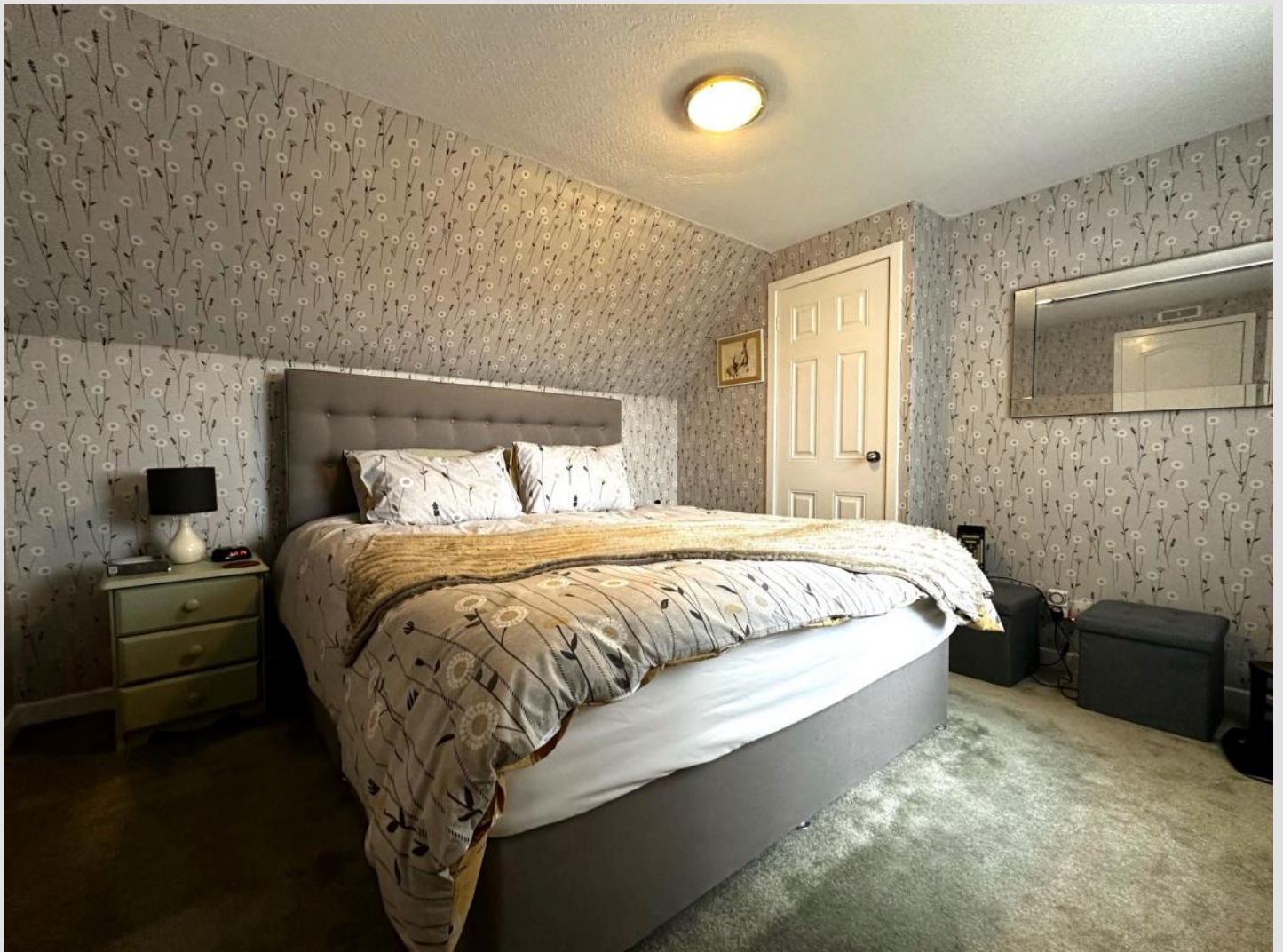
**(3.87ft x 4.82ft) ( 1.18m x 1.47m) approx.**

3 piece suite with W/C, sink and enclosed shower.

## BEDROOM 2

(10.76ft x 11.71ft) (3.28m x 3.57m) approx.

Front facing window with country views. Built in storage cupboard/  
wardrobe.





## **GARDEN**

Large front garden mostly laid to lawn. Surrounding country views and sea views at the front of the property. Access to paved area around rear and side of property.





## **GARAGE/DRIVEWAY**







## SERVICES

All mains services: gas, electricity, water. Private drainage to septic tank.

## ENTRY

By arrangement.

## VIEWING

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

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