



**107 MAIN STREET,
GARDENSTOWN,
BANFF, AB45 3YP**



**3 BEDROOM DWELLING-HOUSE WITH 2 BED
LOWER LEVEL FLAT, GARDEN AND
OUTBUILDINGS.**

**OFFERS OVER
£200,000**



grantsmith

LAW PRACTICE
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We are delighted to offer for sale this 5 bedroom detached dwelling-house situated in Gardenstown. The property comprises upper levels; lounge, dining room, utility (W/C), dining kitchen, 3 bedrooms, bathroom and study, ground floor; open concept living area, 2 bedrooms and shower room.

This spacious property benefits from 3 levels with the upper 2 levels being presently used as residential accommodation and the lower level being used as a self-catering holiday let. Access to large rear garden through outbuilding.

This property would make the ideal family home or split holiday lets.

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: D EPC Band: F

ENTRY - RESIDENTIAL LEVELS

(5.09ft x 6.10ft) (1.55m x 1.85m) approx.

Entry via glazed exterior door to side of property leading to vestibule. Access to hallway.

HALLWAY

Access to interior staircase leading to lower floor, access to lounge, staircase, dining room, W/C and dining kitchen.





LOUNGE

(11.24ft x 13.03ft) (3.42m x 3.97m) approx.

Front facing window. Multi-fuel stove with built in shelving.
Storage cupboard housing boiler.



DINING ROOM

(12.97ft x 12.63ft) (3.95m x 3.84m) approx.

Front facing window. Fireplace. Wall Sconces.



BEDROOM 3

(5.92ft x 13.18ft) (1.80m x 4.01m) approx.

Side facing window. Built in wardrobe with rail.



UTILITY(W/C)

(4.52ft x 4.50ft) (1.37m x 1.37m) approx.

Space for white goods. 2 piece suite with W/C and sink. Built in storage.





DINING KITCHEN

kitchen (13.55ft x 7.18ft) (4.13m x 2.18m) Dining (11.68ft x 10.41ft) (3.56m x 3.17m) approx.

Side and rear facing windows. Ample base and wall units. Space for white goods. Stove style gas oven with overhead extractor fan. Sink and a half with drainer and mixer tap. Shelving. Window seat.



FIRST FLOOR

Staircase to landing gives access to bedrooms 1 & 2, Built in storage in the eaves, Bathroom and study.

BEDROOM 1

(11.99ft x 12.75ft) (3.65m x 3.88m) approx.

Front facing window with sea views.



BEDROOM 2

(11.95ft x 12.83ft) (3.64m x 3.91m) approx.

Front facing window with sea views.



STORAGE

Built in storage cupboards to left and right of hall into eave space.

BATHROOM

(9.77ft x 5.95ft) (2.97m x 1.81m) approx.

Side facing roof window. 4 piece suite with bath, enclosed shower, W/C and sink with mixer tap. Built in cupboards.





STUDY

(9.61ft x 7.17ft) (2.92m x 2.18m) approx.

Side facing Velux window. Worktop space.



OUTSIDE

Residential level is accessed via stairs at side of property. Further stairs and paved area with access down to coal shed and up to outbuilding and outdoor W/C. Garden is accessed through outbuilding.

REAR GARDEN

Spacious enclosed rear garden mostly laid to lawn. Paved patio area for sitting. Raised vegetable planters. LPG tank access at rear of garden.





2 BEDROOM FLAT—LOWER LEVEL

Entry via exterior glazed doors leading to small vestibule. Glazed double doors gives access to open concept living area.

Access from upper levels reached through interior staircase leading to store room.

OPEN CONCEPT LIVING AREA

(29.36ft x 10.66ft) (8.94m x 3.24m) approx.

Front facing windows. Wood burning stove. Built in window desk.

Ample base and wall units in kitchen area with integrated oven.

Ceramic hob with overhead extractor fan. Space for white goods. Sink with drainer and mixer tap. Access to store room, bedrooms 1 & 2, storage cupboard and shower room.





BEDROOM 1

(13.69ft x 10.24ft) (4.17m x 3.12m) approx.

Side facing windows.



BEDROOM 2

(13.31ft x 5.98ft) (4.05m x 1.82m) approx.

Side facing window.





SHOWER ROOM

(6.51ft x 10.44ft) (1.98m x 3.18m) approx.

3 piece suite with W/C, enclosed shower and sink with mixer tap. Built in storage cupboards under sink. Heated towel rail.





SERVICES

All mains services: LPG, electricity, water and drainage.

ENTRY

By arrangement.

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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