

# The Haven, The Bog, Gardenstown, Banff, AB45 3YR

Price Around  
**£65,000**

**Under offer**

 **3**
 **2**
 **1**

 **91 m<sup>2</sup>**
 **F**
 **B**



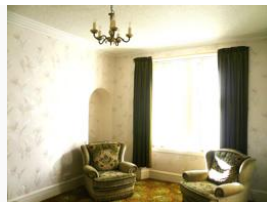
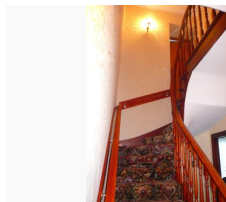
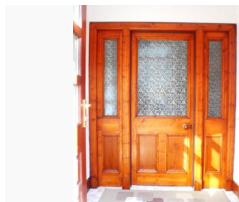
## Contact Solicitor

Walter Gerrard & Co  
31 Duff Street  
Macduff  
AB44 1QL

01261 832491

[property@waltergerrard.co.uk](mailto:property@waltergerrard.co.uk)

<http://www.waltergerrard.co.uk>



## Features

## Description

We are delighted to offer for sale this traditional 1923 stone-built, **semi-detached dwellinghouse** situated in the coastal village of Gardenstown. This property contains many original features including beautiful wooden doors and deep wooden skirtings throughout most of the property and an impressive turned stairway leading to the upper floor. It also benefits from storage heating throughout and uPVC brown double glazed windows flooding the house with natural light. Built in a quiet cul-de-sac within easy walking distance of the harbour and seafront, this property would make an ideal holiday home or an easy kept family home. All carpets, floor coverings, blinds, curtains and light fittings are included in the sale.

Wooden, partial glass panelled door leads into the Entrance Vestibule.

**Vestibule** (1.83m x 1.52m approx.) Vinyl flooring; central pendant light; deep skirtings and original, partially glazed wooden door with patterned glass panels at each side leads to Hallway.

**Hallway** (1.84m x 4.05m) Deep skirtings; storage heater; phone point; carpeted; impressive, turned wooden stairway leading to upper floor; wooden spindled balustrade; ornate wall lights.

**Lounge** (3.42m x 4.27m) Original wooden door leads into a bright and airy room with large picture window looking out to the front flooding the room with natural light; high ceiling with coving; deep window sill and skirtings; alcove; storage heater; marble and brass 5 arm pendant ceiling light and brass dimmer switch; carpets, curtains and vertical blinds.

**Under Stair Cupboard** (1.39m x 1m) Under stair walk-in shelved cupboard providing ample storage and a light fitting.

**Living Area / Kitchen**(5.4m x 3.60m at widest) Patterned glass panelled door leads into an L-shaped room with ample space for lounge seating and dining area and open into Kitchen area; tiled fireplace with back-boiler and hearth, meantime housing electric fire; coving; carpet in sitting area; central pendant light; alcove with lower shelved cupboard; tall window looking to rear of property; vertical blind and curtains; storage heater.

Wide open arch to **Kitchen** area with floor and wall units. Kitchen unit doors have unusual door inserts which are reversible, to show either a warm oatmeal colouring or light green (see oatmeal colour in photograph); green tiled worktops and green circular sink and circular drainer unit with chrome fittings; tiled splashback; central spotlights; vinyl flooring; water heater controls; space for cooker; window to rear. Glass panelled patterned door leads to Back porch/Utility room.

**Back Porch /Utility Room**(2.56m x 1.64m) Bright and airy back porch plumbed for washing machine, space for cooker and cooker switch; shelved floor units; stainless steel sink unit; worktop area; central light fitting; carpet; walls are lined with light coloured formica for easy cleaning, adding to the brightness of the room; sky light; window across the length of the room; Back door.

Split 'turned' staircase with one side leading to the Bathroom and the other to the Bedrooms. Original wooden doors and deep wooden skirtings in all upstairs rooms.

**Bathroom** (2.30m x 1.96m) Mint green three piece suite comprising bath, WC and basin unit with large mirror above; tall window giving a lot of light, making this a very bright and airy room; blind and white voile curtain; towel rail; storage heater; pendant light; vinyl flooring and vinyl bathroom wallpaper.

**Master Bedroom**(4.49m x 3.31m) Tall window to the rear; vertical blind and curtains; built-in wardrobes with 'bridge' cupboards above the bed area and built-in velvet headboard and bedside shelves; carpet; storage heater; central pendant 3 arm light; bathroom heater switch; deep skirtings.

**Bedroom 2** (3.40m x 3.30m) Bright and spacious double bedroom with large picture window looking to front of property; deep window sill and deep skirtings; storage heater; central pendant light; carpet, curtains and vertical blinds; phone point.

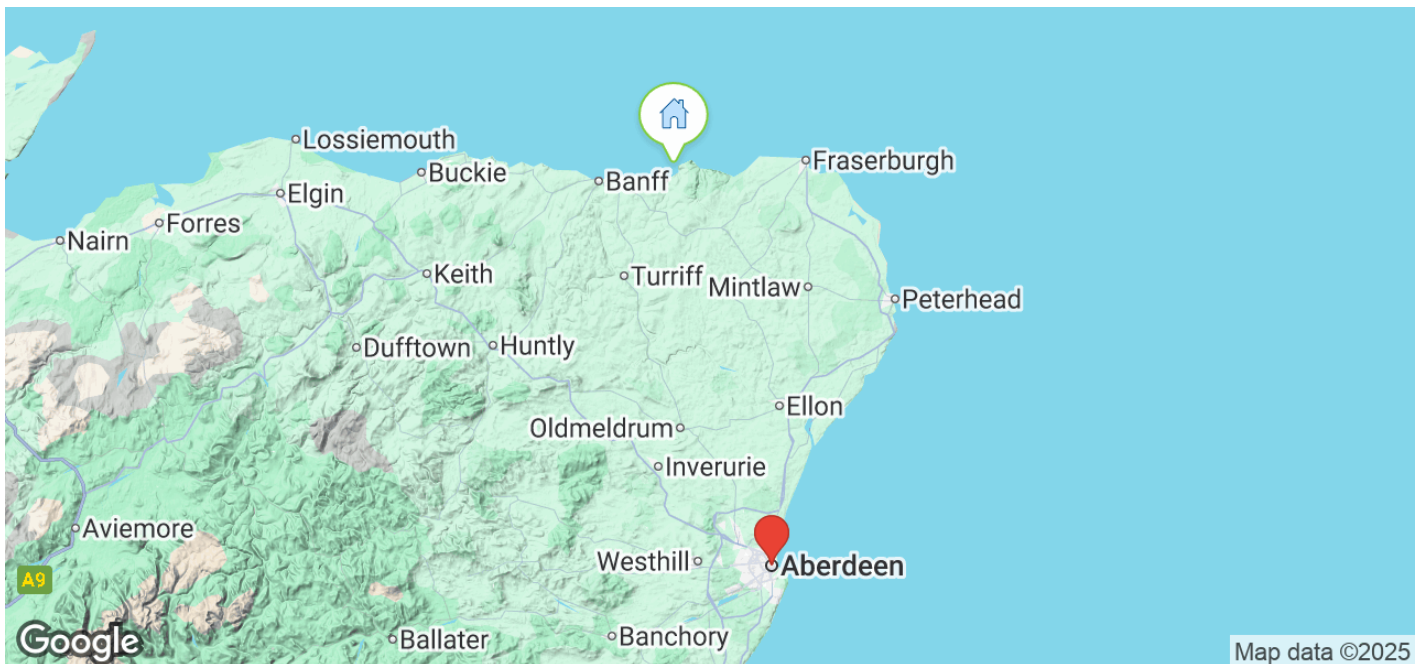
**Bedroom 3** (2.34m x 1.96m) Single bedroom with tall narrow window looking to front of property; vertical blind; central pendant light fitting; carpet; deep skirtings; built in cupboard/wardrobe with hanging rail.

Access to the floored loft by Ramsay ladder from the top landing. Loft space measures 5.13m x 4.29m (approx); electric meters and fuse box; electric sockets and access to eaves of the house. 3 skylights, two of which have views out to the sea.

Communal drying area at rear of the property and mutual shared access area to the back door.

**Council Tax** Band B

**EPC** Band F



### View this property here

<https://www.aspc.co.uk/search/property/340535/The-Haven-The-Bog/Banff/>

The foregoing particulars are being distributed on behalf of the Selling Solicitors by Aberdeen Solicitors' Property Centre Ltd. of 2-10 Holburn Street, Aberdeen, AB10 6BT. Whilst the particulars have been prepared with care and are believed to be accurate, no liability for any errors or omissions therein or the consequences thereof will be accepted by the Selling Solicitors or Aberdeen Solicitors' Property Centre Ltd. © Aberdeen Solicitors' Property Centre and Selling Solicitors.