

# Linksfield Farmhouse, Banff, AB45 2JD

Price Over  
**£179,000**

**Under offer**

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

 **110 m<sup>2</sup>**
EPC **F**
Council Tax Band **D**



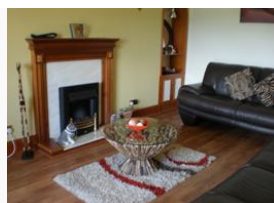
## Contact Solicitor

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## Features



Garden

## Description

**3 bedroom detached farmhouse** with large gardens.

Stunning sea views

Enviably location within a few minutes walk of the beach and the town centre

Smartly presented with full gas central heating

Generous gardens with adjoining field extending to approximately 0.66 of an acre.

We are delighted to offer to the market for sale this traditional styled detached farmhouse set within generous gardens and offering a wonderful family home or charming holiday escape. The desirable

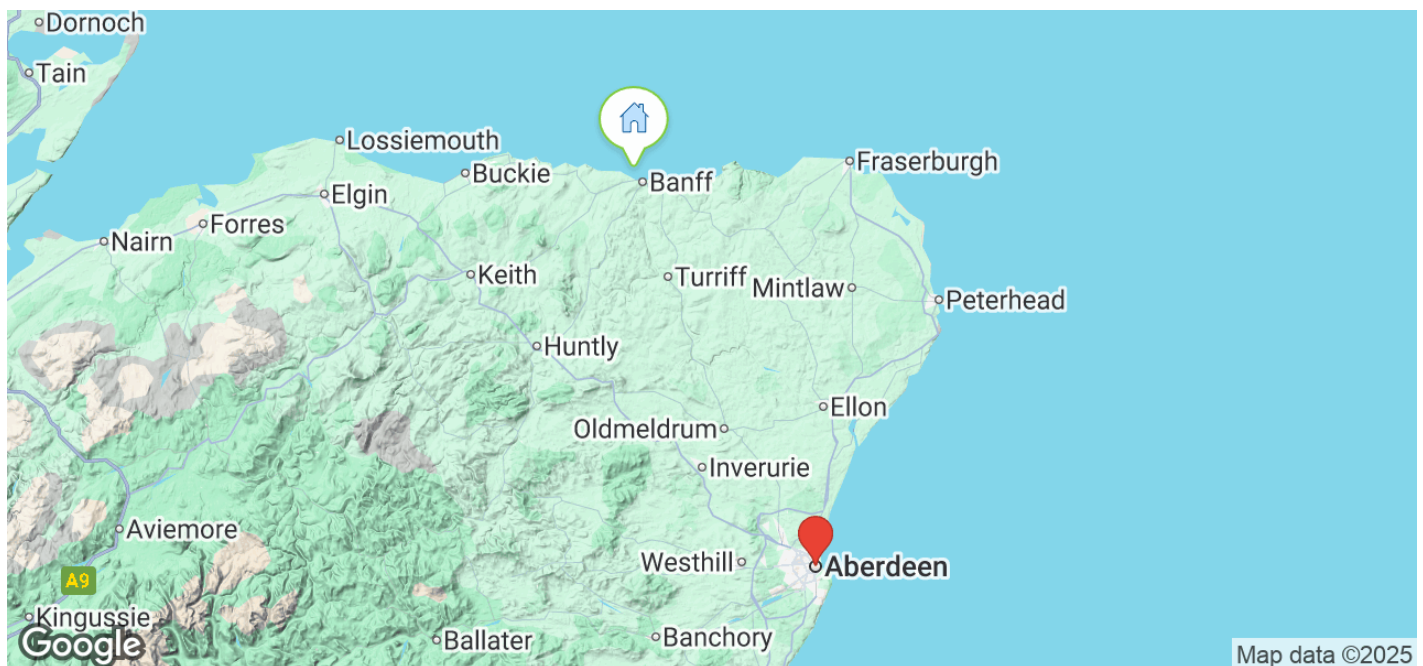
location has meant the property has been utilised as a very successful holiday let in the past.

The well equipped property over two floors offers good family accommodation with three bedrooms, formal lounge, dining room, kitchen and family bathroom with gas central heating throughout.

**Location** The property is located on the outskirts of the seaside town of Banff within a few minutes walk of both the beautiful stretches of award winning beach at Inverboyndie and the town centre. The town itself offers a good range of shopping facilities as well as a number of bars and eating establishments to suit all tastes. Community facilities such as Banff Academy, and swimming pool and Banff primary are a 15 minute walk from the property. Situated on Banff Bay on the stunning Banffshire coast the town retains many historic buildings including the magnificent Duff House and the fragments of the former Royal Banff Castle. Nearby is the neighbouring village of Macduff with its sea world aquarium and Royal Tarlair Golf Course. The area is a haven for wildlife including dolphins, a rich variety of other marine wildlife and birds. Whether the discerning purchaser is seeking a home or home from home, or indeed a holiday letting business they should look no further than this fantastic property.

## Directions

Leave Banff town centre travelling west on the A98, Linksfield Farmhouse is a short distance. Past the Banff Springs Hotel on the left.



## Accommodation comprises

### (Ground floor)

**Entrance Hallway:** Presented in light décor with solid wood flooring. Stairs to upper accommodation. Access to double bedroom and storage cupboard.

**Double Bedroom 3:** 3.35m x 3.22m (11' x 10'7") approx. Enjoying a rural outlook and with fitted carpeting and venetian blinds. Original pitch pine door and skirting.

**Lounge:** 5.74m x 3.30m (18'10" x 10'10") approx. A most attractive room with a bay style window with stunning views to the sea. A perfect spot to sit and relax. Two alcoves framing the living flame gas fire which forms a warm focal point. Light toned décor and wood flooring.

**Dining Room:** 5.15m x 3.68m (16'11" x 12'1") approx. Looking out to the front of the property with sweeping rural views. This room also has solid wood flooring and traditional joinery around the window. Fireplace with a living flame gas fire. Traditional Aberdeen Press style cupboards. Door opens to:

**Kitchen:** 5.25m x 2.28m (17'3" x 7'6") approx. Very well equipped with a good range of light toned units topped with black granite style worktops and sleek brick effect splashbacks. Cooker hood. One and a half bowl stainless steel sink and drainer. Hatch to loft space. Rear door access.

### **(First floor)**

Wood staircase with gallery style hallway. Skylight. Neutral carpeting and light décor.

**Master Bedroom:** 4.19m x 3.78m (13'9" X 12'5") approx. A generous room again enjoying beautiful rural and sea views. Two double wardrobes providing hanging and shelving storage. Cupboard housing vented Glow Worm gas central heating boiler and hot water tank with back-up immersion heater. Further storage.

**Double Bedroom 2:** 4.21m x 3.27m (13'10" x 10'9") approx. Again a large room enjoying beautiful views and with the benefit of two double wardrobes with hanging and shelving storage.

**Family Bathroom:** 2.15m x 2.08m (7'1 x 6'10") approx. Complete with a three piece suite in white the Jacuzzi bath has the benefit of a main shower complete with pump and additional hand shower fitment. Aqua-panelling. Bathroom cabinet. Wood flooring. Modesty glazed window.

### **(Outside)**

There is a wonderful sheltered decked area perfect for alfresco meals. There is also a large lawned area fully enclosed along with a well-kept field extending to approximately 0.66 acre. This offers plenty of space for children and pets. A footpath leads to both the town and the beach.

#### **View this property here**

<https://www.aspc.co.uk/search/property/352103/Linksfield-Farmhouse/Banff/>

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