

**28 Seatown,**  
Gardenstown, Banff, AB45 3YQ

Price Around  
**£84,995**

**Under offer**

 **2**  **1**  **1**   **59 m<sup>2</sup>** EPC **E** Council Tax Band **A**



**Contact Solicitor**

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**Features**

**Description**

We offer for sale this **2-bedroom mid-terraced fisherman's cottage**. The property is situated close to the sea front and is located in the popular and much sought after picturesque and historic fishing village of Gardenstown.

The property would make an ideal holiday home/holiday let or first time buy. The property benefits from double glazing, solid fuel heating operated by the open fireplace in the lounge. All carpets, blinds and light fittings are included in the sale. Ample power points throughout.

Gardenstown is an attractive coastal village with its own leisure harbour in a striking location on the Moray Firth coast of North-East Scotland. It lies approx. 10 miles from the towns of Banff and Turriff which provide good shopping, leisure, golf and recreational facilities. The surrounding area has many attractions and activities to suit all tastes including fishing on the River Deveron, golf on a range of

different courses and walks through woodlands, the countryside and along the stunning coastline. Local tourism attractions include whisky, castle and gallery trails as well as Macduff's Marine Aquarium. Banff's Duff House is a major attraction and a new Marina was opened in Banff in 2007. An excellent primary school is located on the outskirts of Gardenstown with secondary education provided for in Banff.

ACCOMMODATION

GROUND FLOOR

ENTRANCE VESTIBULE

DINING KITCHEN

LOUNGE

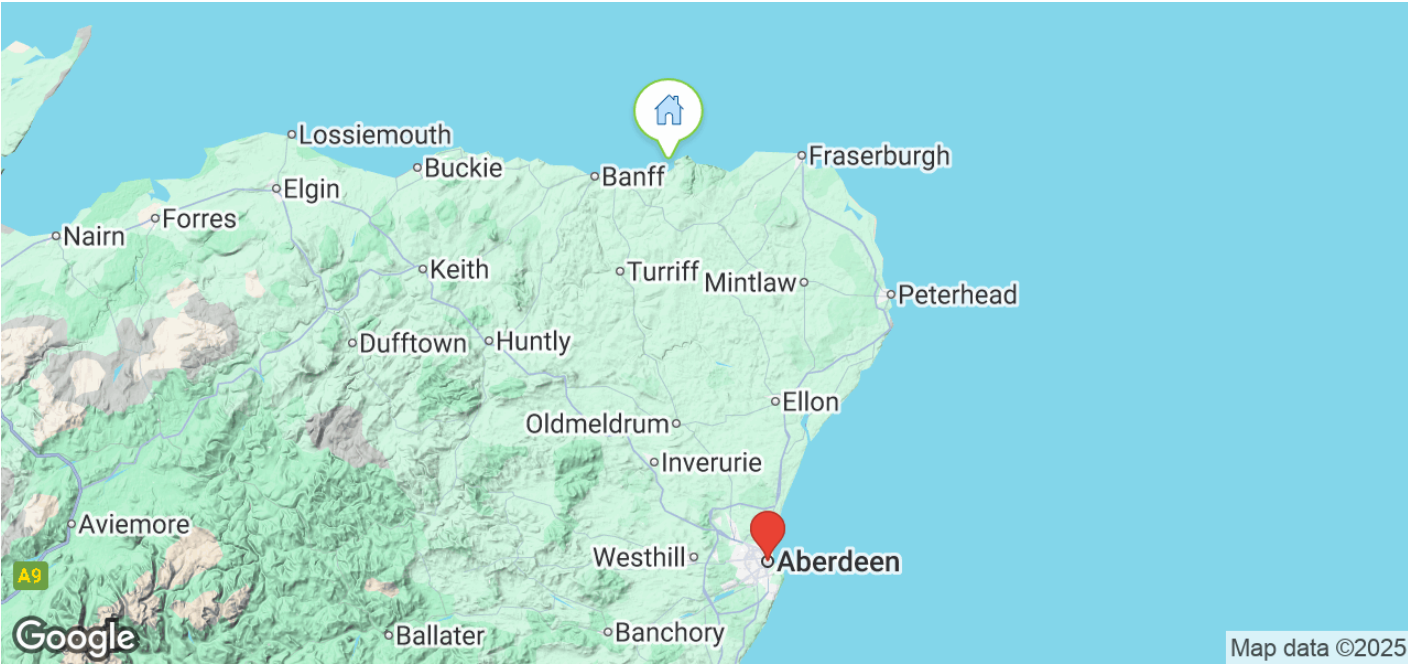
FIRST FLOOR

BEDROOM

BEDROOM 2

BATHROOM

SERVICES All mains services: electricity, water and drainage.



Accommodation comprises

GROUND FLOOR

**ENTRANCE VESTIBULE** Enter through part glazed exterior door to Vestibule. Understair cupboard housing the electricity meter. Access to Dining Kitchen, Lounge and Staircase to First floor.

**DINING KITCHEN – 4.27m x 2.48m (14’ x 8’2”) approx.** Window to front and side of property, radiator, downlights and wall lights. Ample base and wall units in an oak effect finish with marble

effect worktops, stainless steel sink and drainer with mixer tap. Space for fridge and freezer.

**LOUNGE – 2.94m x 4.26m (9'8 x 14') approx.** Wooden fireplace with open fire. Open plan to the Kitchen. Window to front of property, wall lights, smoke alarm and television point.

Carpeted staircase to first floor landing, ceiling light, smoke alarm, doors to Bathroom and Bedrooms, Velux window and radiator.

## FIRST FLOOR

**BEDROOM 1 – 2.62m x 3.70m (8'7" x 12'2") approx.** Window to front of property, ceiling light and radiator. 2 built-in wardrobes with rail and shelving 1 housing the water tank.

**BEDROOM 2 – 4.32m x 1.81m (14'2" x 5'11") approx.** Window to front and side of property, ceiling light, radiator and hatch to the loft.

**BATHROOM** 3-piece white suite comprising W.C, wash-hand basin and bath with overhead electric shower. Ceiling light, radiator and velux window.

**OUTSIDE** Exterior door leads to basement cellar with plumbing for a washing machine and space to store coal for the

### View this property here

<https://www.aspc.co.uk/search/property/364312/28-Seatown/Banff/>

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