



**McEwan Fraser Legal**

Solicitors & Estate Agents

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Craignure

HARBOUR ROAD, GARDENSTOWN, BANFF, ABERDEENSHIRE, AB45 3YS



Local area and lifestyle images of Gardenstown and Banff



GARDENSTOWN BANFF

The fantastic village of Gardenstown is located on the coastal footpath of the Moray Firth, you are within a short drive or walk to some of the most talked about beaches on the Moray coast, where you can find yourself completely alone with acres of sand stretching out in front of you, with only the abundance of wildlife that frequent these shores to keep you company, from seals to dolphins and numerous species of birds. The Moray Coast is renowned for having a relatively mild climate.

The Angler is spoilt for choice, locally there are rivers, beaches, rugged coastline and harbours to fish all within a short distance from this property. There are also numerous leisure facilities available in the area, including two immaculate eighteen hole golf courses. The famous Royal Tarlair in Macduff and the Duff House Royal in Banff.

All the normal facilities one would expect can be found locally in Macduff and Banff approximately eight miles. There is primary school and secondary school facilities available, with several banking options, NHS health centre, local shops, Post Office, major supermarkets, restaurants, cafés, a multitude of really nice tearooms, delicatessens, hotels and pubs, all of which add to the appeal of this area, which is frequented by numerous visitors especially during peak seasons.





CRAIGNURE

Craignure, Harbour Road, Gardenstown is a two bedroom semi-detached property situated in the popular picturesque coastal village of Gardenstown. The property is located in the upper part of the village and a short walk or evening stroll to the stunning harbour, local shop, restaurant, pub and all the other amenities you would expect to find in a vibrant seaside village. Pre and primary schooling is available in the village.

This substantial dwelling offers spacious living accommodation over two floors, although livable in its current condition it does require modernization and upgrading. Further benefiting from part double glazing and solid fuel central heating. Craignure has the potential to become a fantastic family holiday home and with holiday homes demanding premium prices, this is a fantastic investment property. Early viewing is a must to fully appreciate the potential, location and views that this property offers.

On the ground floor, the property consists of a hallway, spacious lounge with a real working fireplace which is open plan to formal dining area, sunroom leading to the kitchen and guest WC.

A carpeted stairway leads to the first-floor landing where there are two large double bedrooms and a three-piece family bathroom with shower over the bath, there are also ample storage cupboards throughout the property.

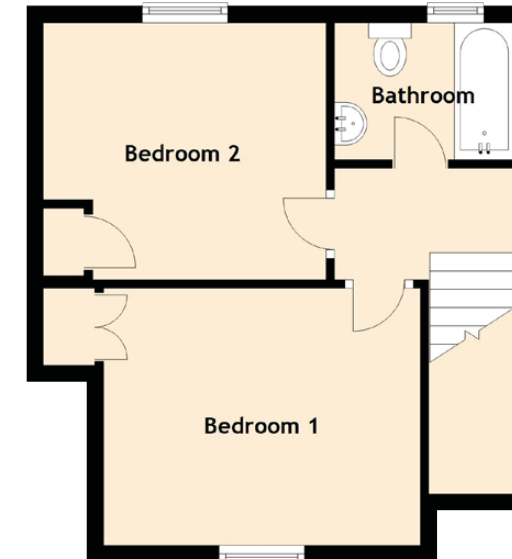
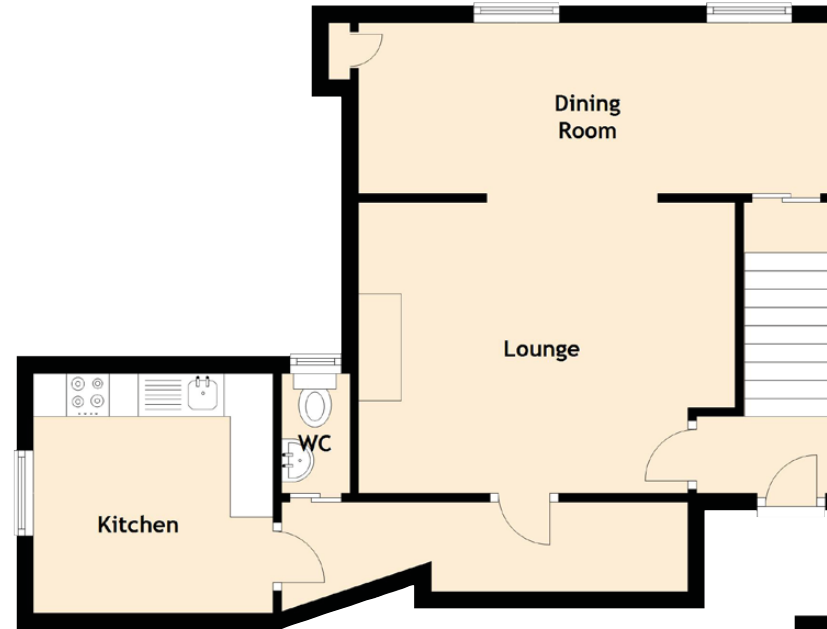
On-street parking is available at the front of the property, a redundant wooden stairway gives access to a workshop which has further potential. To the west side of the property, there is a garden area which would be a fantastic spot for entertaining, enjoying the sun and views if redeveloped and cleared.





SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

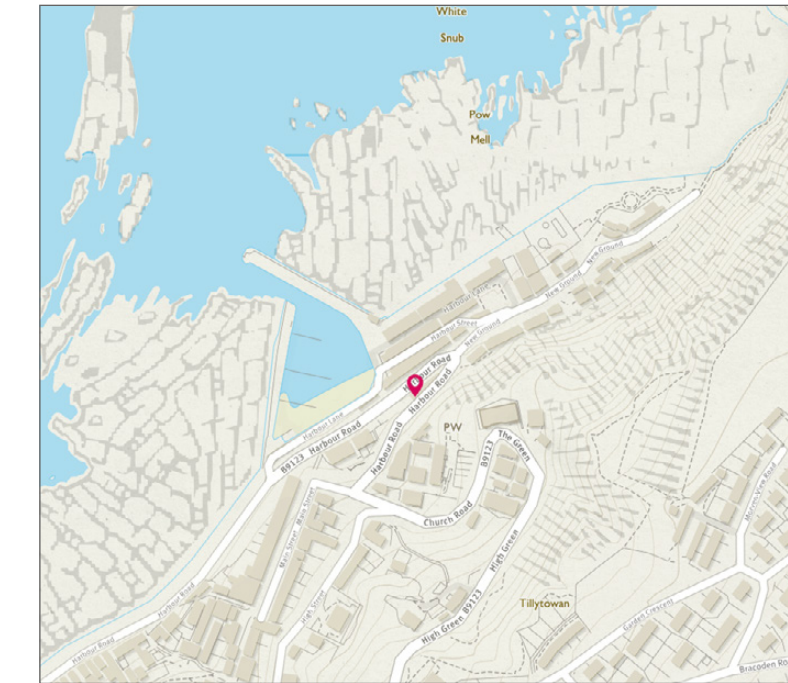


Approximate Dimensions (Taken from the widest point)

Lounge	4.40m (14'5") x 3.40m (11'2")
Dining Room	5.50m (18'1") x 2.00m (6'7")
Kitchen	2.80m (9'2") x 2.80m (9'2")
Bedroom 1	3.70m (12'2") x 3.00m (9'10")
Bedroom 2	3.20m (10'6") x 3.00m (9'10")
Bathroom	2.10m (6'11") x 1.60m (5'3")
WC	1.40m (4'7") x 0.80m (2'7")

Gross internal floor area (m²): 79m² | EPC Rating: F

Extras (Included in the sale): All floor coverings, blinds, curtains, and light fittings. All other electrical items and soft furnishings may be available by separate negotiation.





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