

Rosebank, 73 Denside

GARDENSTOWN, BANFF, ABERDEENSHIRE, AB45 3ZS



Spacious three-bedroom detached, traditional stone and slate property, circa 1900, with garden views across the Bay to the Moray Firth



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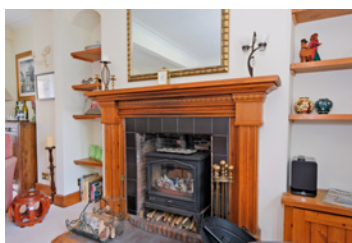
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Rosebank 73 Denside is a superior traditional detached property circa 1900 that sits on a substantial elevated plot with sea views from the garden and a detached studio. The current owners, during their long tenure, have meticulously renovated and upgraded the property to an exceptional standard with no expense spared, with the quality of professional workmanship being evident at every turn.

The property is decorated in immaculate, fresh neutral tones and further benefits from full UPVC double glazing, oil-fired central heating, with an LPG gas bottle for the cooker. Viewing is a must to appreciate this spectacular property, and all it has to offer will make a fabulous family home or has the potential to be a very lucrative holiday let.

THE LOUNGE

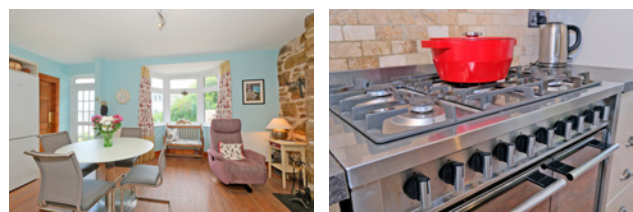


Access from the front of the property leads to two main principal rooms. The spacious lounge is bright and airy from the dual-aspect windows, a multi-fuel stove adds that touch of grandeur with garden views from the forward-facing picture window.

THE KITCHEN



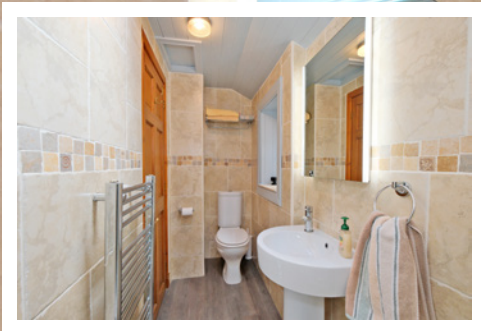
The modern kitchen is flooded with natural light from the large bay window at the front of the property and is fitted with multiple floor and wall-mounted units. With contrasting worktops, tile splash-back, and a mixture of integrated and free-standing electrical appliances, open plan to a dining and family area with a modern multi-fuel stove completing this area.





The rear hallway from the kitchen allows access to the garden, with a carpeted staircase leading to a half landing where the family shower is located. Continue to the upper landing and you will find the spacious master bedroom with an en-suite shower room and two further bedrooms. The two front-facing bedrooms have dormer windows that have views of the Moray Firth.

THE SHOWER ROOM



THE MASTER BEDROOM



the spacious master bedroom
with an en-suite shower room



BEDROOM 2



BEDROOM 3



Free on-street parking is available on Denside or High Street, the extensive garden wraps itself around the property and is bordered by either a high fence or wall. There are three gated entry points, one at the front and one at the side. The garden is split over several levels with interwinding paths leading to multiple seating and patio areas, where you can enjoy the sun at any time of the day.

The garden is mostly laid out in decorative stone paving with several large borders and flower beds that are awash with colour from hundreds of mature shrubs, plants and seasonal flowers. A patio from the summer house is a perfect stop for entertaining, some alfresco dining and enjoying the views.

EXTERNALS & VIEW



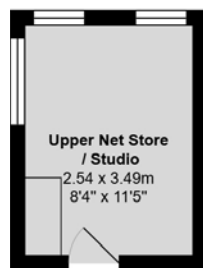
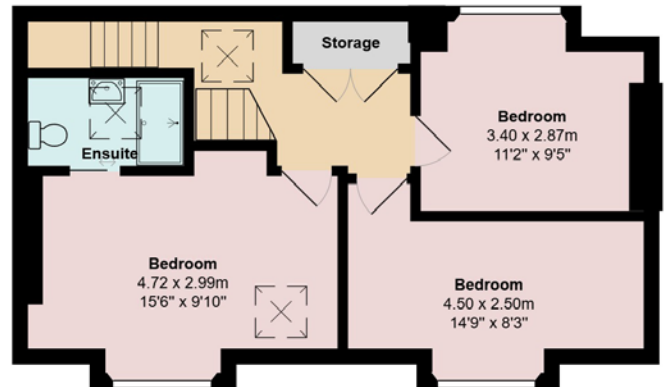
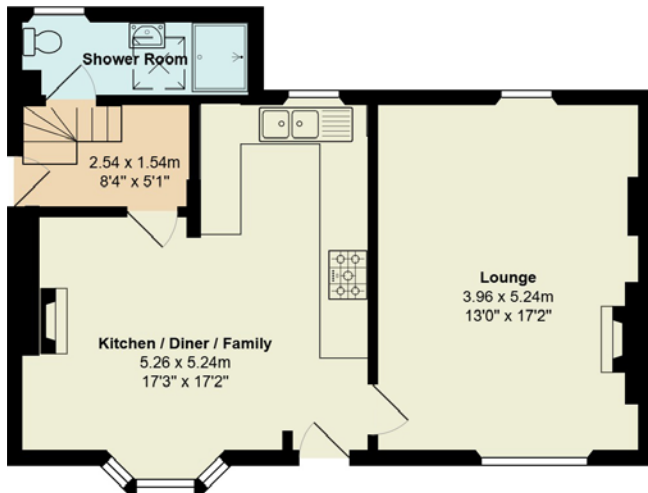


A former two-storey net store has been professionally converted to a utility room on the ground, and a fantastic studio on the upper floor with UPVC windows and power and light, with fantastic views across the bay.

THE NET STORE



FLOOR PLAN, DIMENSIONS & MAP

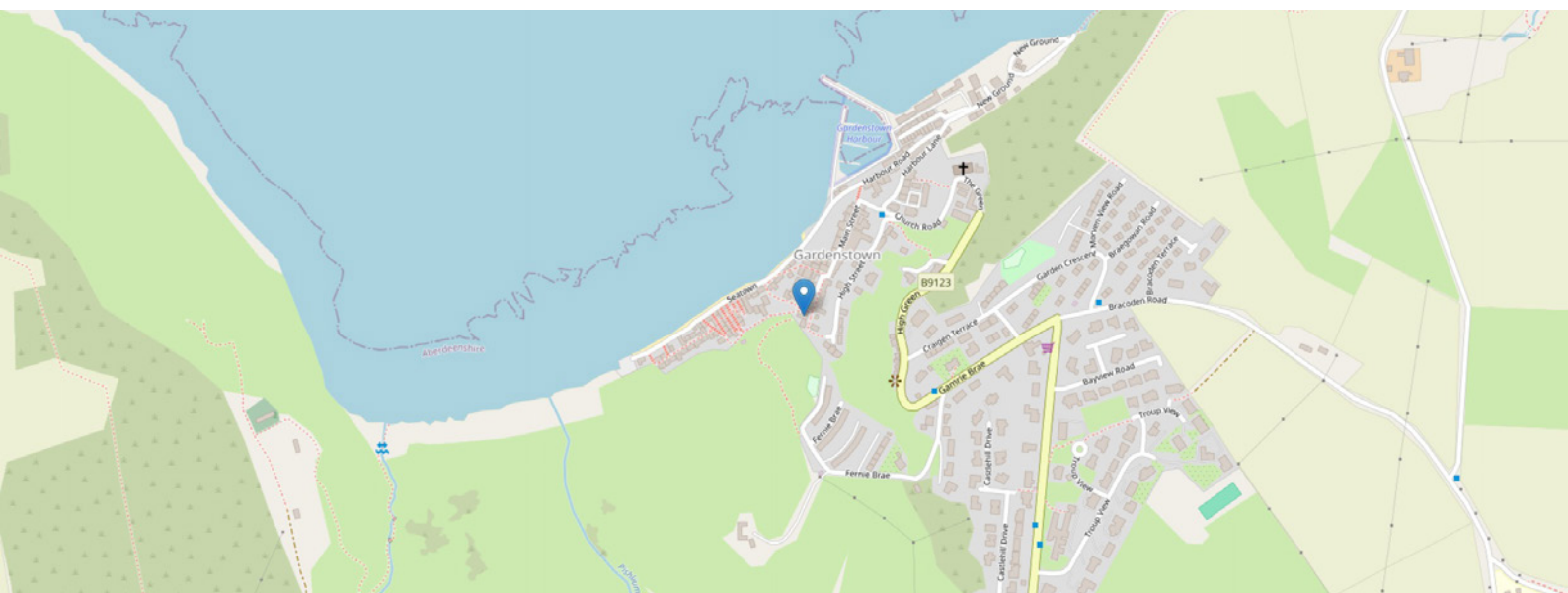


Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 92m² | EPC Rating: F

Services: Mains electricity, drains, and water, with an oil-fired central heating system and LPG supplied in an external gas bottle for the cooker.

Extras: All fitted floor coverings, blinds, curtains, and light fittings are included in the sale. A garage, as well as other soft furnishings and electrical items may be available by separate negotiation.



THE LOCATION

This superior property and the seaside village of Gardenstown are situated on the coastal footpath of the Moray Firth, often associated with the neighbouring villages of Pennan and Crovie. Gardenstown is the largest of the three, yet shares many of the features that make these coastal settlements distinctively picturesque. Gardenstown was founded in the early 18th century as a fishing village. Renowned for its spectacular scenery, rugged coastline, and beaches, you will 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. From Gardenstown, the coastal path connects the village with Crovie, offering delightful walks and breathtakingly photogenic sunsets.





The angler is spoilt for choice, locally there are rivers, beaches, 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 18-hole golf courses.

The Royal Tarlair in Macduff and Duff House Royal in Banff. Within the village, you will find a historic local harbour with a museum, local shop, pub/restaurant, eateries, pre-school and primary schooling.

The coastal town of Macduff, approximately eight miles to the west, is a historic place with its working harbour. All the normal facilities one would expect can be found locally in Macduff and Banff.

There are preschool, primary school and secondary school facilities available, leisure centres, major 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 and the famous local Portsoy Boat Festival.

A comprehensive East Coast bus network operates through Banff and Macduff, with national and international flights from Dyce Airport in Aberdeen.




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