



18 Village, Sandend, Banff, Aberdeenshire AB45
2UB

Offers over £220,000

STUNNING TWO BEDROOM DETACHED COTTAGE, UPGRADED THROUGHOUT TO EXCEPTIONALLY HIGH STANDARDS, WITH TWO SUBSTANTIAL TWO STOREY OUT HOUSES, AND ELEVATED GARDEN PROVIDING SEA VIEWS

Stronachs

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Viewing: Contact Selling Agents on 01224 626100

We are delighted to bring to the market this stunning TWO BEDROOM DETACHED COTTAGE, situated in the picturesque former fishing village of Sandend, Portsoy. In an idyllic setting, this much loved property has been tastefully decorated and upgraded, and is a haven for those looking for a home away from home, or holiday bolthole to get away from the traffic and noise of the City.

Hidden from the main road, the property is sheltered from the weather and offers a high degree of privacy, with gardens to the side and rear providing elevated views over the harbour. The well presented accommodation benefits from electric wet heating with additional wood burning stove providing super warmth throughout. The accommodation comprises, on the ground floor: spacious Kitchen/Dining Room; Cloakroom; and lovely inviting Lounge. There are two generous Double Bedrooms and Family Bathroom on the upper floor. A small private garden to the front side of the property is laid with gravel, and there is an additional elevated garden to the rear, offering super views. There are also two substantial two storey outhouses, the first of which was originally the village shop, and has two floors and slate roof. It is believed that, subject to obtaining any necessary Permissions, it may be possible to convert this to a lovely holiday let or additional accommodation. There is a second two storey stone built out house which also has a slate roof and is not quite so large but ideal for use as a workshop.

Sandend is a quiet, picturesque and sought after village situated on the Moray Firth coast with its own harbour and beautiful sandy beach, popular with families, walkers, and surfers. The neighbouring coastal towns of Cullen and Portsoy are approximately 3 miles distant where shops, supermarkets and amenities can be found, and the village lies just over an hour away from Aberdeen City. Viewing is essential to appreciate the surroundings and accommodation on offer.

KITCHEN/DINING ROOM 16' 7" X 0' 11" (5.05M X 0.28M)



Accessed via part glazed door to the front, this spacious room has windows to both front and rear flooding the room with natural light. There is ample room for large dining table and chairs. The Kitchen is fitted with a modern range of wall and base units with complementing work surfaces. There is a Cuisine Master Cooker with three electric ovens and a 5 burner gas hob. There is space for fridge/freezer, washing machine, and there is an integrated dishwasher. Shelved recess with cupboard below and second hidden built in small store. The window to the front has a window seat, thanks to the thick walls and deep sills. Three ceiling light fittings and central heating radiator.

CLOAKROOM



Accessed from the Kitchen/Dining Room, fitted with a two piece suite comprising wash hand basin and toilet pedestal. Window to rear. Inset downlighters and chrome ladder style radiator.

LOUNGE 17' 7" X 13' 5" (5.36M X 4.09M)



This inviting room is again tastefully decorated with two windows to front (one with a window seat) and two windows to the rear. The main wall of the cottage has been stripped back to expose the original stonework, adding a great deal of character. Within the fireplace is a wood burning stove which provides fantastic heat throughout the home. A recess provides storage space for cut logs. There are two ceiling light fittings, a central heating radiator, wall mounted coat hooks and a telephone/broadband point. Attractive wooden staircase to the upper floor.

UPPER FLOOR



Wooden stairs lead to the upper floor landing, which has attractive wooden flooring and two skylights providing natural light. Ceiling light fitting and smoke alarm. There is a large store/airing cupboard which houses the boiler and hot water tank. Ceiling light fitting and hatch to small loft space.

BEDROOM 1 13' 9" X 10' 2" (4.19M X 3.10M)



Lovely and light Master Bedroom with a skylight to front and additional window to the side, bathing the room in natural light. Ceiling light fitting and central heating radiator.

BEDROOM 2 14' 0" X 10' 3" (4.27M X 3.12M)



Second Double Bedroom again with a skylight to the front and window to the side, allowing sea views. There is ample room for an array of bedroom furniture. Ceiling light fitting and central heating radiator.

BATHROOM 8' 5" X 6' 5" (2.57M X 1.96M)



Lovely modern Bathroom fitted with a four piece suite comprising wash hand basin in vanity, shower, toilet pedestal and bath. Ceiling light fitting and chrome ladder style radiator. Extractor fan and velux window to front.

EXTERNAL



The cottage is sheltered on both sides in a private secluded spot. There is a private garden to the front of the property laid to gravel, ideal for sitting out on a warm summers day. To the rear, there is an exclusive elevated garden laid to grass which offers superb views across the harbour and beyond. There are also two large outhouses. OUTHOUSE 1 14' 3" x 11' 10" (4.34m x 3.61m) on two floors benefits from water, drainage and electricity. Locals advise historically this was the local village store which sold everything from sugar to creels, a true village essential of its day. This would make ideal additional accommodation on obtaining any necessary permissions. There is a further two storey stone built outhouse which is smaller, to the rear, which has wood burning fire place and electricity. .

EXTRAS



All carpets, blinds and light fittings are included in the sale (with the exception of the bespoke glass splashback in the Kitchen and the glass light fittings in the Cloakroom and on the Landing) together with the usual fixtures and fittings in the Bathroom and Cloakroom (with the exception of the mirrored medicine cabinet).

COUNCIL TAX BAND - A

EPC BANDING - F



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