



## Foinaven, Seafield Street, Whitehills, Banff, Aberdeenshire AB45 2NA

Fixed Price £195,000

THREE BEDROOM, THREE PUBLIC ROOM DETACHED DWELLINGHOUSE ENJOYING AN ELEVATED POSITION IN THE LOVELY COASTAL VILLAGE OF WHITEHILLS, WITH OPEN VIEWS TO THE REAR.

Stronachs

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Fixed price: £195,000

Viewing: Contact Selling Agents on 01224 626100

We are delighted to bring to the market this DETACHED THREE BEDROOM/THREE PUBLIC ROOM DWELLINGHOUSE. Deceptively spacious throughout, this much loved home enjoys an elevated position in the picturesque coastal village of Whitehills, benefitting from gas central heating and double glazing, with off street parking for a number of vehicles as well as sizeable detached Garage. The accommodation throughout is light and airy with open views to the rear and comprises: porch to the front leading to the Reception Hall; Sitting room to front; formal Dining Room with box bay window to front; Shower Room; Double Bedroom to rear; Kitchen with Dinette and Utility Room off; and superb Sun Room to the rear. Two Double Bedrooms, one with concealed En-Suite Bathroom, complete the accommodation on the upper floor. It is believed that, subject to obtaining any necessary Permissions, the Kitchen/Dinette/Sunroom could be opened up to create a substantial modern open plan Kitchen/Dining/Sitting Room. Early viewing is recommended.

What3Words lookup: [///keen.willpower.stamp](https://www.what3words.com/keen.willpower.stamp)

## LOCATION

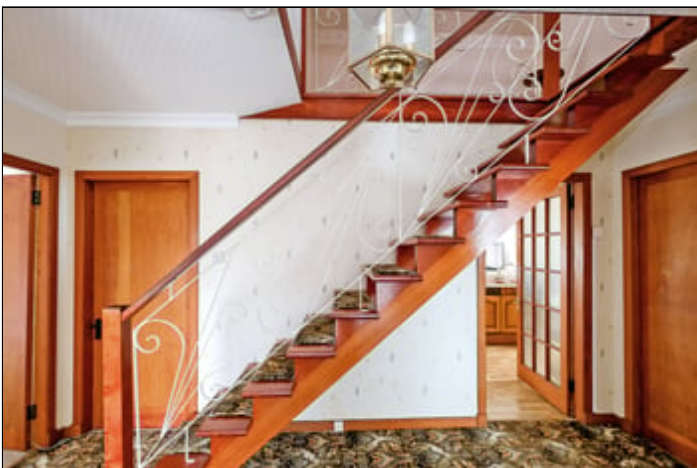
Whitehills is situated on the Banffshire Coast, a hub of activity in the summer months, with the modern marina welcoming yachts and other pleasure vessels. Within a very short drive is the village of Portsoy, famous for its Annual Boats Festival and more recently as a filming location for Peaky Blinders, as well as a remake of 'Whiskey Galore' some years ago. The rugged coastline, stunning sea views, wildlife and coastal walks are just a few of the attractions of the area, as well as the Village Primary School with secondary education available in nearby Banff. An easy commute to Elgin, Inverness, Fraserburgh, Peterhead and Aberdeen, many love to call this area home, with a mix of traditional and modern dwellings.

## ENTRANCE PORCH



Situated to the front of the property, with part glazed door and side panel, tiled floor and ceiling light fitting. A side window allows borrowed light from the Sitting Room. Part glazed door to Reception Hall.

## RECEPTION HALL



Providing access to the remaining ground floor accommodation, with open tread staircase to the upper floor. Ceiling light fitting and central heating radiator. Telephone point.



### SITTING ROOM 13' 9" X 13' 2" (4.19M X 4.01M)



Welcoming Sitting Room with picture window to front allowing natural light to flood the room. Accessed via Georgian style door from the Reception Hall, there is a coal effect fire with tiled hearth and surround. Recesses flank either side of the chimney breast with low level built-in storage. Three wall lights and central heating radiator.

### DINING ROOM 12' 6" X 11' 7" (3.81M X 3.53M)



With box bay window to front, this formal Dining Room is again light and airy with ample room for dining table and chairs. Recessed display shelf with low level cupboard below. Ceiling light fitting and central heating radiator.

### KITCHEN 9' 6" X 8' 3" (2.90M X 2.51M)



Fitted with a wooden range of wall and base units, some with display frontage, with complementing work surfaces, inset sink and taps. The integrated appliances include oven and hob, dishwasher, and fridge/freezer. A feature of this room is the open serving hatch which was formally the kitchen window, which creates a lovely airy feel from the Sun Room. A glazed door leads to the Utility Room, and archway leads to the Dinette.

### UTILITY ROOM

A part glazed upvc door to the side allows access to the driveway and gardens. Generous storage cupboard and additional cupboard housing the central heating boiler. The washing machine is to remain. Ceiling light fitting, smoke alarm, carbon monoxide alarm and matwell.

### DINETTE 9' 6" X 8' 4" (2.90M X 2.54M)



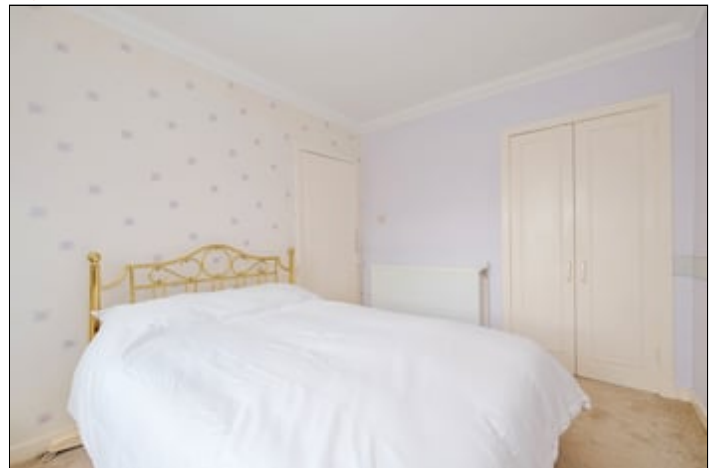
On semi open plan with the Kitchen, there is also access to the Reception Hall, with additional sliding patio doors leading to the superb Sunroom. Ceiling light fitting, central heating radiator and telephone point.

### SUNROOM 21' 0" X 10' 5" (6.40M X 3.17M)



A superb addition to the home, accessed via the Dinette, with two sets of patio doors to the rear allowing access to the garden, as well as allowing natural light to stream into the room, combined with the picture window to the side. It is believed that, subject to obtaining any necessary Permissions, the Kitchen, Dinette and Sun Room could be redesigned to create a spacious modern open plan area for dining, relaxing and entertaining. There are a bank of low level cupboards allowing storage, with louvre doors. Two wall lights, central heating radiator and television point.

### BEDROOM 12' 4" X 8' 9" (3.76M X 2.67M)



Double Bedroom with window overlooking the garden to the rear of the property, benefitting from double built-in wardrobe allowing hanging and shelf storage. Ceiling light fitting, central heating radiator and television point.



### SHOWER ROOM 8' 9" X 5' 8" (2.67M X 1.73M)



Partially tiled and partially aqua panelled, with window to side allowing natural light. Fitted with a three piece suite comprising wash hand basin in vanity, toilet pedestal, and walk in shower cabinet. Eyeball ceiling spotlights and central; heating radiator.

### UPPER FLOOR



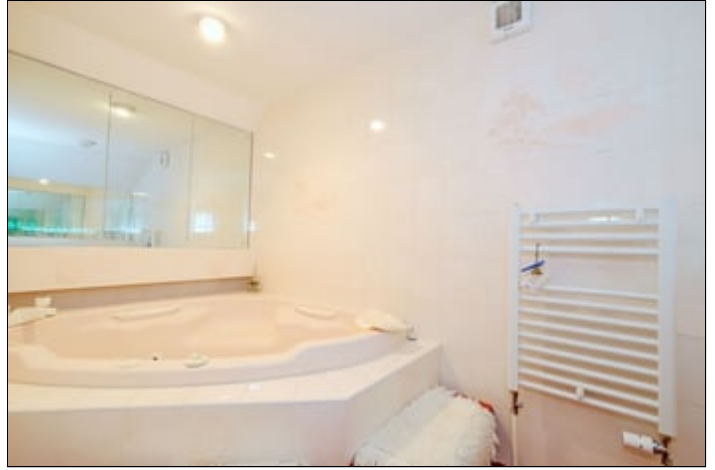
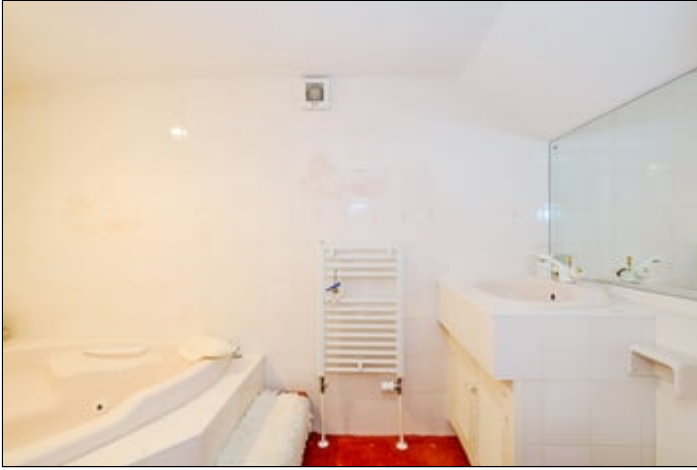
An open tread staircase with wrought iron balustrades leads to the upper floor landing. This good-sized landing has space for a small desk/reading area to the rear, and benefits from wall to wall deep storage cupboards with sliding doors. Ceiling light fitting.

### BEDROOM 1 17' 0" X 9' 6" (5.18M X 2.90M)



Large Double Bedroom to the front of the property, with window allowing natural light and built in storage cupboard. There is ample room for a range of free-standing furniture. Ceiling light fitting and central heating radiators. Sliding mirrored doors conceal the En-Suite Bathroom.

### EN-SUITE BATHROOM 9' 6" X 4' 5" (2.90M X 1.35M)



Concealed behind sliding mirrored doors, the fully tiled En-Suite is fitted with a three piece suite comprising wash hand basin in vanity, toilet pedestal, and jacuzzi bath. Eyeball ceiling spotlights, ladder style central heating radiator and extractor fan.

### BEDROOM 2 16' 7" X 8' 8" (5.05M X 2.64M)



Second Double Bedroom, with velux window to side and benefitting from built-in deep double wardrobe allowing excellent hanging and shelf storage, as well as access to the eaves. Ceiling light fitting.



## EXTERNAL



The gardens have been designed for ease of maintenance, with the front laid to stone chips and mature planted borders. A locbloc driveway provides off-street parking for a number of vehicles and leads to the Detached Single Garage.

The garden to the rear is a mix of slabbed and stone chippings, with mature shrubs and bushes allowing privacy. With a westerly aspect, this is a lovely spot to enjoy the warmer weather and the open views. The rotary clothes drier is to remain.

## EXTERNAL IMAGES



## SINGLE GARAGE 18' 11" X 11' 0" (5.77M X 3.35M)

Detached Single Garage with electronic up and over door to the front and window to the side. Benefitting from power and light there is ample room for a family sized vehicle.

## EXTRAS

All carpets, curtains, blinds and light fittings are included in the sale, together with the integrated appliances in the Kitchen, the washing machine in the Utility Room, the usual fixtures and fittings in the Bathroom and Shower Room, and the rotary clothes drier in the garden.

COUNCIL TAX BAND - E

EPC BANDING - D







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28 Albyn Place  
Aberdeen  
AB10 1YL

Tel: 01224 626100  
Fax: 01224 845900

Email:  
[Info.property@stronachs.com](mailto:Info.property@stronachs.com)  
Web: [www.stronachs.com](http://www.stronachs.com)

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