

# Rowan Cottage

ROWAN COTTAGE



*Exceptional spacious three-bedroom,  
two-bathroom, detached cottage,  
architecturally designed and built in 2009*



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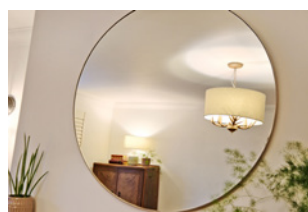




Rowan Cottage, School Road, Fordyce, is a truly immaculate detached cottage, built in circa 2009, but designed for conservation area aesthetics. This fantastic property with its amazing layout, quality fittings and furnishings, and high standard of décor offers spacious living accommodation over two floors. The present owners, during their tenure, have continuously upgraded and modernised where and when required.

The property is presented to the market in an immaculate walk-in condition with generous room sizes, double glazing, and oil-fired central heating. Rowan Cottage will make a fantastic purchase for the professional couple, a first-time buyer, or a young family. Furthermore, with holiday homes in this area demanding ever-increasing prices, this substantial property with its magnificent location would make a superb holiday let and a fantastic investment opportunity. Early viewing is highly recommended; you will not be disappointed.

# THE LOUNGE



The property comprises a bright, spacious entrance hall which hosts two large storage cupboards. The large lounge has a beautiful multi-fuel stove, an oak mantle with a slate hearth, and double aspect windows.



# THE KITCHEN/DINER



The modern dining kitchen with a wide range of wall and base units in solid oak, integrated hob, double oven, microwave, dishwasher and fridge, patio doors overlooking the secluded garden and outdoor dining areas. A spacious family bathroom with a stylish white suite and a modern vanity unit completes the ground floor.





# THE BATHROOM







On the first floor, the master bedroom is situated at the front of the property and has two built-in wardrobes. Further two double bedrooms with built-in wardrobes. The shower room comprises a large shower, toilet and wash hand basin. Landing has a further storage cupboard.

## THE SHOWER ROOM





# BEDROOM 1





# BEDROOM 2





# BEDROOM 3





An immaculate, very private courtyard wraps itself around the rear of the property and is laid mostly to reclaimed large flagstones, a multitude of potted shrubs, plants and seasonal flowers with raised vegetable potting areas. This bright and peaceful area is easily maintained and perfect for entertaining and enjoying the sun. The rear garden/courtyard is fully enclosed, making it a safe environment for those with children and pets.

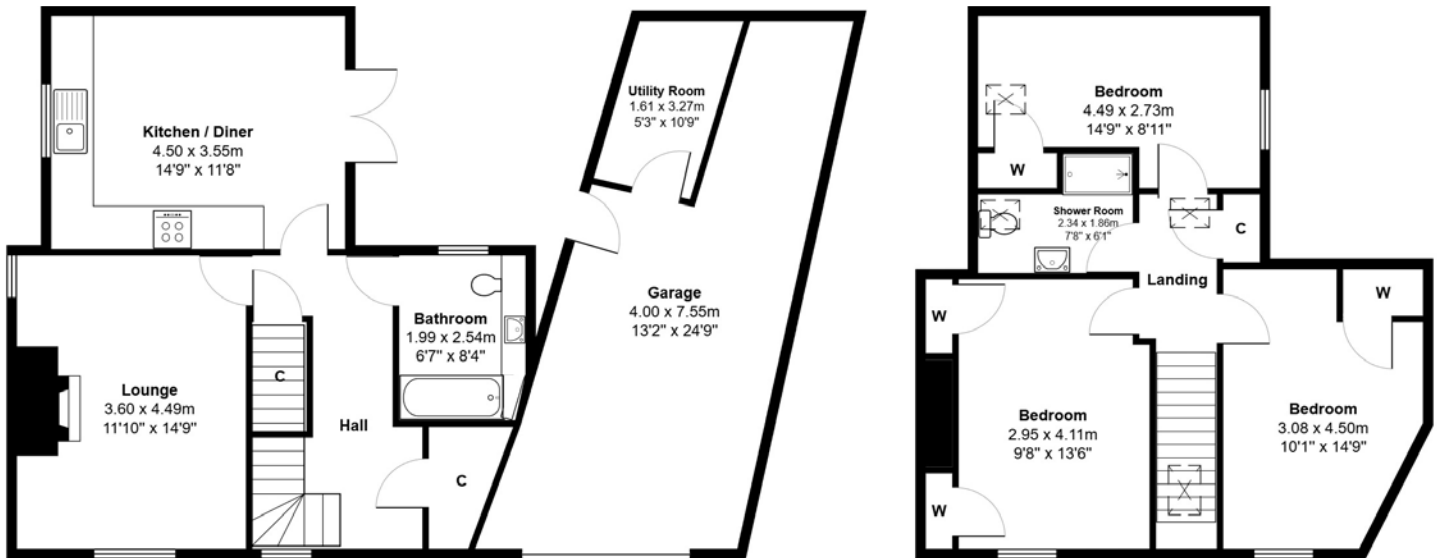
The original garage provides off-street parking, a workshop area and loft storage. The garage also houses the utility room, which benefits from base units with space and plumbing for a washing machine and tumble dryer, as well as space for a freezer.

# EXTERNALS



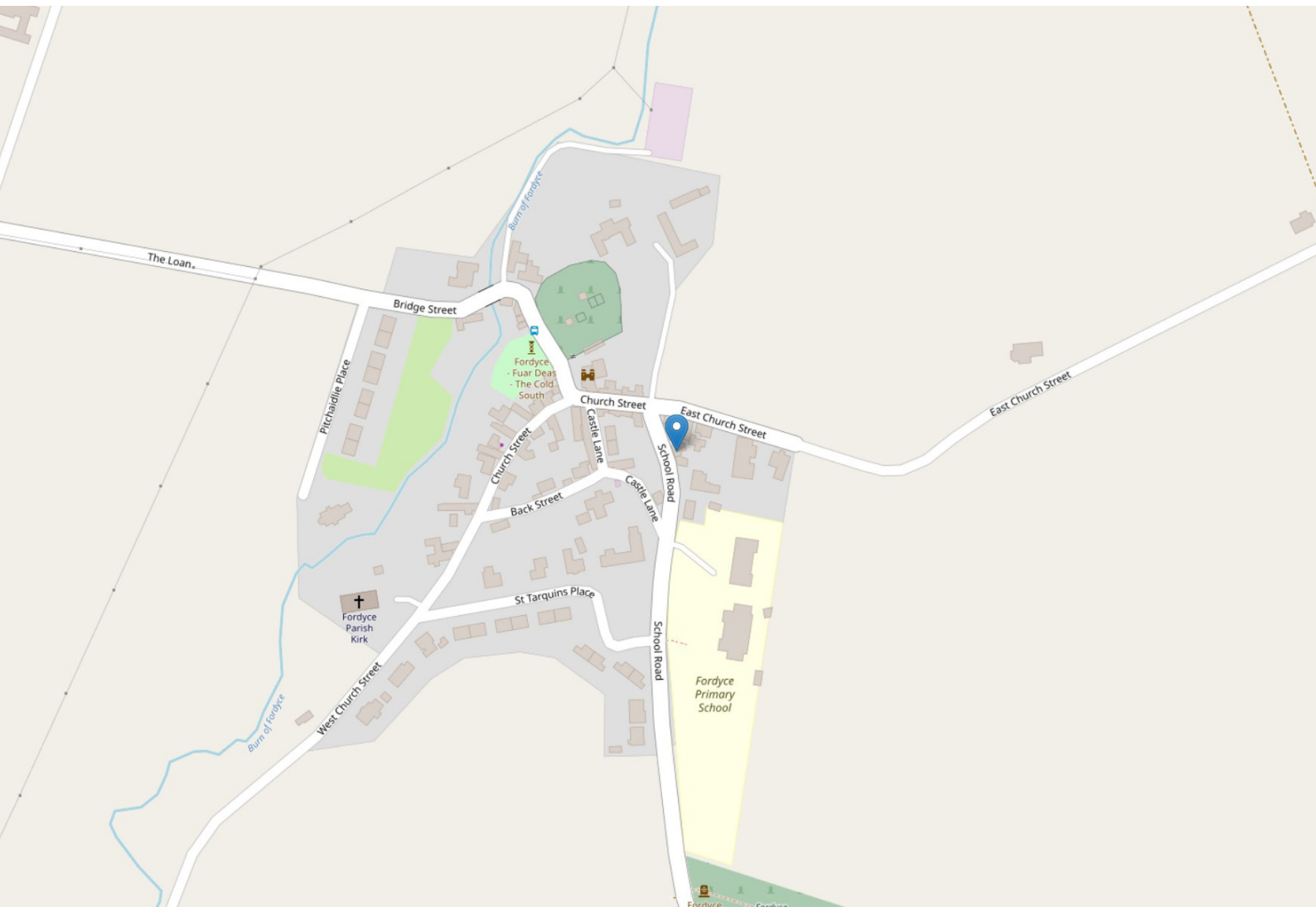


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 104m<sup>2</sup> | EPC Rating: C





# THE LOCATION

This superior detached dwelling is situated in the tranquil village of Fordyce. The property is only a mile or two from some of the most beautiful beaches on the Moray coast, Sandend and Cullen, to name but a few. The village can trace its origins back to the 7th century, with the Castle being built in 1592. The village and surrounding areas are well known for their beautiful gardens that are awash with colour in the summer. Within the village, there is a highly regarded primary school, and a bus service to the local Academy. The local village hall is widely used throughout the year, providing various community events.







The Moray Firth Coast is renowned for having a relatively mild climate, with lower rainfall. The River Deveron and the River Spey are a short drive from this property and are both renowned for their salmon and trout fishing. The angler is spoilt for choice with rivers, beaches, rugged coastline, and local harbours to fish, all within a short distance from this property. There are also numerous leisure facilities available in the area, including a multitude of 18-hole golf courses. The Duff House Royal and the famous Royal Tarlair are both located a short drive away in the popular seaside towns of Banff and Macduff.

Approximately three miles from the property, the seaside town of Portsoy can be found with its historic harbours. All the usual facilities one would expect can be found locally. There is pre-school and primary schooling available in the town. Secondary schooling facilities are available in the nearby towns of Buckie and Banff, with a school bus collecting and returning the children. A variety of local shops can be found within the town centre; an NHS health centre, post office, supermarket, banking facilities, restaurant, cafés, and pubs, all of which add to the appeal of this locality.

The area is ever popular with visitors, particularly over summer months, and during local festivals; Coast Arts Festival, Spirit of Speyside Whisky Festival, and a highlight is the Scottish Traditional Boat Festival in Portsoy.

Easy access onto the A98 leads to Aberdeen, approximately 55 miles to the South-East, and Inverness, approximately 64 miles to the West. Both cities offer national and international flights provided by Aberdeen Dyce Airport and Inverness Dalcross Airport. National rail links are available from Huntly or Keith, approximately 11 miles away. A comprehensive East Coast bus network operates through the local seaside towns.



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