



Fordyce, Banff, AB45 2YX

Offers Over £175,000

Hamish

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Hamish
PROPERTY PROFESSIONALS



- Two bedroom semi-detached cottage
- Surrounded by open fields
- Oil fired central heating
- Wood burning stove in the lounge
- Range cooker in a modern fitted kitchen
- Double glazing
- Garage and off-road parking
- Viewings by appointment only, 7 days a week
- Early entry available
- Home report available on request

When you list with Hamish there are no upfront fees.

We can even pay for your Home Report!

Offers: Offers should be submitted to Hamish, Kintail House, Beechwood Park Inverness IV2 3BW and emailed to askhamish@hamish-homes.co.uk



Just seven miles from the beautiful seaside town of Banff on the North Sea coast, this delightful two-bedroom mid-century property is in a stunning location surrounded by open fields and woods. Constructed in 1950, with an interior space of 73 m², the property has a distinct cottage style further enhanced by its whitewashed facia and slate roof. Occupying a neatly arranged site overlooking farmland, the property has a tidy garden and rockery to the front, with a drive leading to a timber garage at the side.

North Hillside Cottage is entered through a deeply set front door, which opens into a roomy carpeted hallway with white joinery and wooden doors. The sitting room is painted in a rich sage green that complements and enhances the natural light. A stripped wooden floor, white joinery and cornices create an elegant aesthetic. At the same time, the chimney breast, with its minimalist hearth, solid wood mantel and cast-iron wood burner, add to the cottage ambience. The window has an outstanding south-easterly view of the surrounding fields and wide-open, unlit skies.

Beyond the sitting room is a well-sized kitchen-dining room. Green-painted walls are offset with light grey cabinetry arranged on three walls, leaving ample room for a dining table. A simple natural wood worktop, wooden doors and a Belling range cooker accentuate the country feel while giving the space a clean-lined, contemporary edge. A small utility area and vestibule are behind the kitchen, which gives access to the garden.

Two similarly sized bedrooms span one end of the bungalow, each is painted in a soft palette, with white woodwork and timber doors. Both have spectacular views, one looking toward the front, the other overlooking the rear garden and fields behind the property. The shower room has been tiled in earth colours and has a vanity unit with an inset wash hand basin, WC, shower enclosure with two shower heads.

The garden has an immaculate lawn and herbaceous borders and is enclosed with concrete blocks and timber fencing. Paths and gravelled spaces provide seating and utility areas. This is a lovely property, given its beautiful location and views, it offers potential as a comfortable place for a couple. But its proximity to Aberdeen and Inverness gives it considerable scope as a holiday home, making this a very desirable property.

ABOUT BANFF

Banff is a picturesque town located on Scotland's Aberdeenshire coast. Historically, it was known for its fishing and maritime industries, although employment has since diversified into sectors like tourism, retail, and local government. The town is approximately 66 miles from Aberdeen, 65 miles from Inverness, and 36 miles from Elgin. With a population of about 4,200, Banff is community-based while enjoying access to essential services, including healthcare, education and emergency services, underlining the town's self-sufficiency. The stunning coastal landscapes and the nearby Banff Bay provide opportunities for leisure activities such as hiking, sailing and bird-watching, attracting both locals and tourists. The River Deveron is renowned for its abundance of trout and salmon and fishing is a popular activity in the area.

Banff's architectural heritage, especially the Georgian structures in the town, reflects a rich history that goes back centuries. The town is a convenient hub for surrounding communities and embodies historic charm and modern amenities. Its strategic location and comprehensive facilities continue to make Banff an attractive place to live, work, and visit. The local community in Banff is tight-knit and welcoming, often engaging in cultural festivals, art and community events. Retail offerings are diverse, with local shops combining traditional Scottish products and modern goods. The climate is typical of the Scottish coast, with mild summers and cool, wet winters, lending to a lush and often misty landscape. Banff has several doctors, primary schools, a secondary school and a community and sports centre.

GENERAL INFORMATION:

Services: Mains water, septic tank drainage, electric and oil.

Council Tax Band: B

EPC Rating: D (57)

Entry Date: Early entry available

Home Report: Available on request.

Viewings: 7 Days a week accompanied by agent.

Included in the sale: All floor coverings curtains and blinds and all integrated kitchen appliances.



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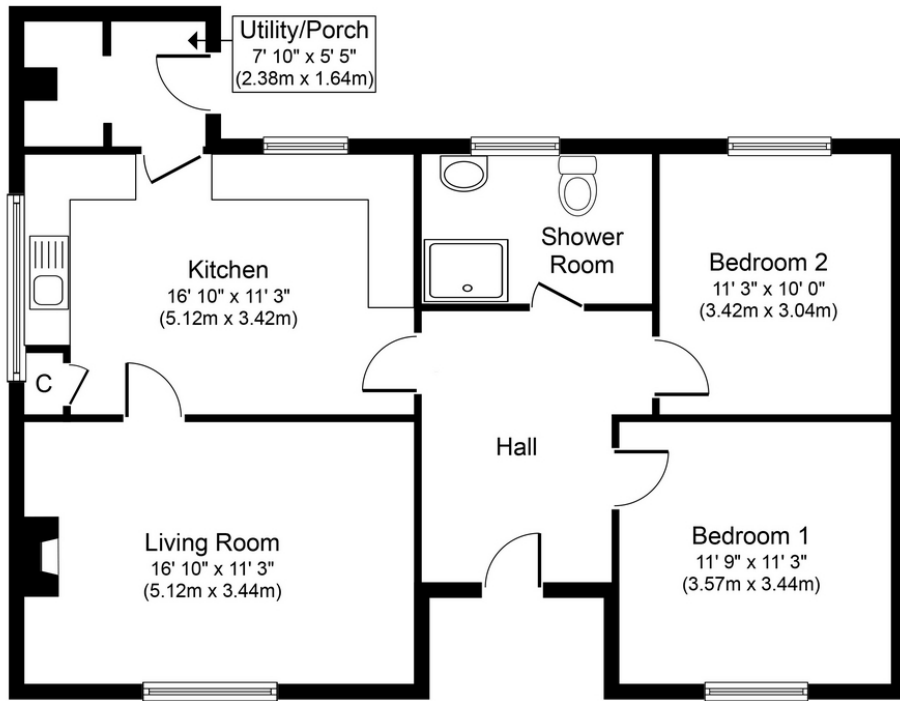


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 1

 73 m²





Approximate Floor Area
859 sq. ft.
(79.8 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs		105	Very environmentally friendly - lower CO ₂ emissions
(92+) A			(92+) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E	57		(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England, Scotland & Wales		EU Directive 2002/91/EC	England, Scotland & Wales
			EU Directive 2002/91/EC



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