



Harbour Road, Gardenstown, AB45 3YS

Offers Over £100,000

Hamish

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Hamish
PROPERTY PROFESSIONALS



- Two Bedroom Maisonette For Sale
- Located In Picturesque Gardenstown
- Stunning Coastal Views
- Double Glazed Windows
- Electric Heating
- Brick Fireplace with Multi-Fuel Stove
- Kitchen with Stylish Wood Worktops & Belfast Sink
- 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



Set against the backdrop of the charming coastal village of Gardenstown, Timmerin offers a unique opportunity to own a stylish two-bedroom maisonette with breathtaking views of the harbour and the sea beyond. This apartment, part of a historic two-story building, is the epitome of modern comfort infused with rustic charm.

As you step inside, the bright and airy kitchen welcomes you, featuring sleek white cabinetry paired with natural hardwood worktops. The traditional Belfast sink and exposed wooden rafters add a touch of rustic elegance, while integrated appliances ensure modern convenience. Following the hallway into the living room, you instantly notice the large window with stunning sea views that steal the show. The space exudes warmth and style, with beautiful real wood flooring, spotlights, and a grand brick fireplace housing a multi-fuel stove, perfect for cosy evenings. Connected to the living room is the dining area, a perfect spot to enjoy meals with a view with ample space for a dining table and chairs.

From a doorway in the living room you'll find a double light-filled bedroom. This room offers a serene retreat, with modern décor and ample natural light. The downstairs shower room is thoughtfully designed, featuring vibrant tiling that complements the crisp white walls, creating a fresh and inviting atmosphere.

A timber staircase, painted white to maintain the home's bright aesthetic, leads you to the attic bedroom. This spacious room, with its sloping ceilings and contemporary design, provides a peaceful hideaway. The exposed timber construction adds character, while Velux windows flood the space with natural light and also provides stunning views to the harbour and beyond.

Throughout the flat, the use of natural wood, from the flooring to the doors, kitchen worktops to the window frames, enhances the cosy, coastal feel. Double-glazed windows ensure that the property remains warm and welcoming, even on chilly seaside days.

This charming home, overlooking the quaint Gardenstown harbour, offers a perfect escape from the hustle and bustle, making it an ideal coastal retreat or a lucrative holiday rental. With its stunning views, modern comforts and timeless charm, this maisonette is a rare find in a picturesque setting. Whether you're seeking a peaceful residence or a charming Airbnb investment, Timmerin is move-in ready and waiting to welcome you home.

ABOUT BANFF

Gardenstown, is a coastal village that is nestled along the cliffs of Gamrie Bay. Known for its picturesque harbour, winding streets and stunning sea views, Gardenstown offers a peaceful, close-knit community. The village is ideal for those seeking a tranquil lifestyle, with opportunities for coastal walks, fishing and wildlife watching. Its proximity to Banff creates a perfect blend of serenity and convenience.

Banff, itself a historic coastal town, is also known for its stunning seascapes, rich heritage and welcoming community. Local amenities are plentiful with a variety of shops, supermarkets, cafes and restaurants catering to residents' daily needs. Banff also has excellent educational facilities, including Banff Academy, making it an ideal choice for families.

Banff is home to several cultural and recreational attractions, including Duff House, a magnificent Georgian estate now functioning as an art gallery and museum and Deveronvale Football Club, a team who plays in the Highland League. The nearby beaches, such as Sandend Bay and coastal trails provide ample opportunities for outdoor activities, including walking, cycling and wildlife watching. Transport links are reliable, with regular bus services connecting Banff to nearby towns like Macduff and further afield to Aberdeen and Inverness.

GENERAL INFORMATION:

Services: Mains Water & drainage, electric.

Council Tax Band: TBC

EPC Rating: E (33)

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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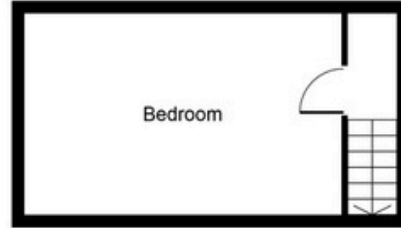
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 75 m²





Ground Floor
Approximate Floor Area
601 sq. ft.
(55.9 sq. m.)

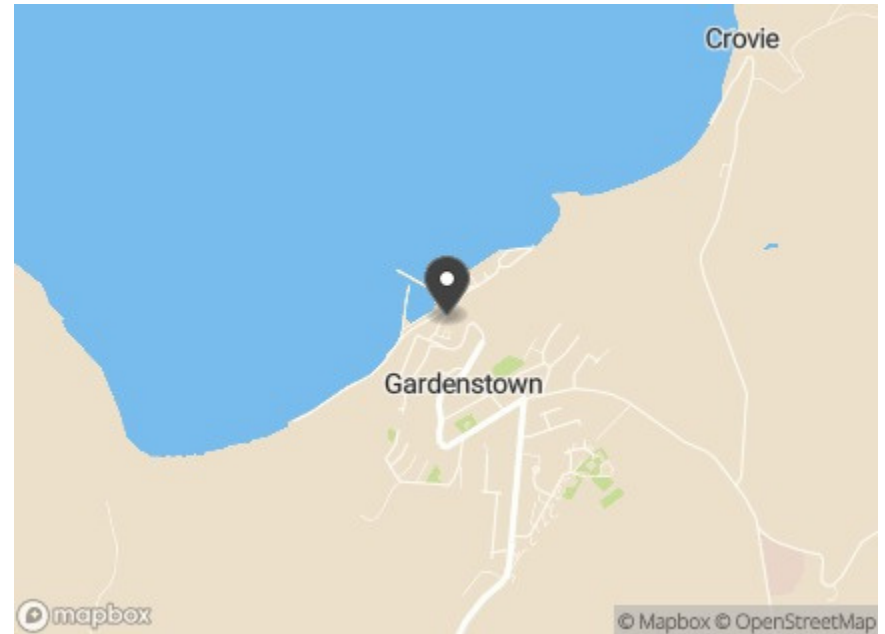


First Floor
Approximate Floor Area
214 sq. ft.
(19.9 sq. m.)

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		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
			88
		33	
England, Scotland & Wales			
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
			40
			43
England, Scotland & Wales			
		EU Directive 2002/91/EC	



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