



  
**grantsmith**  
LAW PRACTICE

1 Boyne Place, Whitehills, AB45 2GD  
£190,000 offers over

## Property summary

We are pleased to offer for sale this coastal 3 bedroom semi-detached dwellinghouse located in a popular residential area in Whitehills. The property comprises lounge, dining room, sun room, dining kitchen, 3 bedrooms, shower room, upstairs WC and rear garden.

This property would make the ideal family home, with a low maintenance, good sized rear garden, perfect for alfresco dining and gorgeous sea views.

Whitehills is a small fishing village on the Moray Firth coast approximately 2 miles west of Banff. There are some local shops and good shopping facilities in neighbouring Banff along with a variety of leisure activities. Aberdeen is approximately 50 miles distant.

Viewing is recommended to appreciate this property.

COUNCIL TAX BAND - B

EPC BAND - E

## Full details

Entry – Entry is gained via a front partially glazed exterior door leading into the hall. The hall, neutrally decorated, gives access to the staircase, lounge, shower room and downstairs bedroom. There is also a small built-in cupboard under the stairs.

Bedroom 3 – (3.53m x 2.99m) (11.58ft x 9.81ft) approx.

Bedroom 3 has a front facing window with working shutters. A built in wardrobe with three mirrored sliding doors and open rail and shelving provides ample storage space. A built in mirror with alcove shelf and three drawers provides additional storage.

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**Type:** Semi-Detached House

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**Availability:** For Sale

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**Bedrooms:** 3

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**Bathrooms:** 2

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**Reception Rooms:** 2

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**Parking:** On Road Parking

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**Outside Space:** Rear Garden

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**Council Tax Band:** B

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**Amazing Sea Views:**

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**3 Bedrooms:**

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**Sunroom:**

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Shower Room – (3.28m x 2.01m) (10.76ft x 6.59ft) approx.

Modern and spacious shower room consisting of a 3 piece suite of W/C, basin sink with mixer tap and large shower cubicle. There are ample base units beside and under the sink providing storage space. Alcove behind W/C with mirror.

Lounge – (4.12m x 3.37m) (13.51ft x 11.05ft) approx.

The lounge is neutrally decorated. Gas fireplace with a marble effect surround and wooden mantel is the focal point of the room. The lounge is open plan with the dining room. Front facing window overlooks Boyne Place and provides natural light.

Dining Room – (3.66m x 3.59m) (12.01ft x 11.77ft) approx.

Accessed via the lounge is the dining room offering attractive sea views from the large rear window. Rear window has working shutters.

Sun Room – (5.95m x 2.84m) (19.52ft x 9.31ft) approx.

The sun room is accessed from the dining room via double French doors. Rear windows with shutters overlooking the rear garden and right across the harbour offer spectacular views. Accessed can be gained to the rear garden via the partially glazed exterior door that also has shutters.

Dining Kitchen – (5.85m x 5.48m) (19.19ft x 17.91ft) approx.

The kitchen has ample base and wall units and features an integrated oven with gas hob and overhead extractor fan. There is a sink and a half with drainer and mixer tap underneath the rear facing window overlooking the rear garden and sea views. There is a large dining area to the side of the kitchen with a skylight offering natural light and door providing access to the utility room.

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Utility Room – (2.63m x 1.04m) (8.62ft x 3.41ft) approx.

The utility room is accessed via the kitchen. There is a built in counter with built in overhead cupboards providing storage. There is plenty of under counter space for washing machine, tumble dryer etc. Storage cupboard housing boiler. Skylight provides natural light.

First Floor – The landing gives access to the upstairs W/C and both bedrooms 1 & 2. A skylight window provides lots of natural light to both the staircase and the landing.

Bedroom 2 – (4.12m x 3.18m) (13.51ft x 10.43ft) approx.

Front rear facing window overlooks Boyne Place and the sky light offers attractive sea views, both providing plenty of natural light. Large built-in wardrobe with railing and shelves fills the whole side wall providing ample storage.

Eaves Storage – (2.52m x 0.97m) (8.26ft x 3.18ft) approx.

Bedroom 2 provides access to eaves storage via a door on the side wall.

Upstairs W/C – (2.19m x 1.16m) (7.18ft x 3.80ft) approx.

Upstairs W/C with sink and toilet. Room for small cupboard to provide additional storage.

Bedroom 1 – (4.21m x 3.31m) (13.81ft x 10.85ft) approx.

Front rear facing window overlooks Boyne Place and the sky light offers attractive sea views over the harbour, both providing plenty of natural light. 2 built in wardrobes/cupboards providing storage space, one shelved and one with rails.

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Outside – As you exit the rear door from the sunroom, steps lead you down to the mainly laid with slabs garden that offers gorgeous sea views. The garden has a front boundary wall and border perfect for plants/shrubs. To the right of the rear door there is steps that lead you to a patio area perfect for alfresco dining. There is a small gate and fencing along the neighbouring property. A patioed pathway to the left of the property leads to a side gate which provides access to the front of the property.

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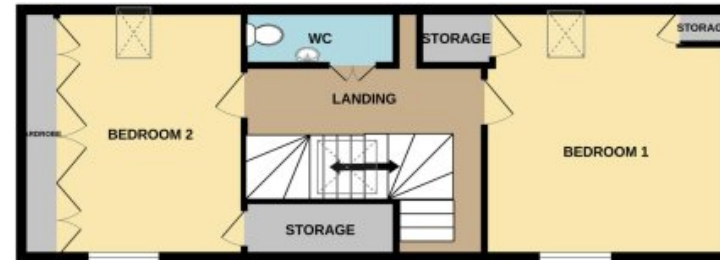




GROUND FLOOR



1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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Grant Smith Law has offices in Aberdeen, Turriff, Elgin, Banff, and Buckie. Whether you are looking for a well-appointed apartment in Aberdeen or a country property in Aberdeenshire, Banffshire, or Moray, we are ideally placed to help.

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Plain speaking

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Experts who listen

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To arrange a viewing or discuss your property, get in touch with us today.

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