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LAW PRACTICE

Millview, Scotsmill, Banff, AB45 2TD
£325,000 under offer

Property summary

We are delighted to offer for sale this 5/6 bedroom traditional dwellinghouse located in a quiet rural location.

The property comprises ground floor; lounge, dining kitchen, shower room, utility room, bedroom 3/dining/reception room, first floor; bathroom and 4/5 bedrooms, one could be a study/office room. A large recently resurfaced driveway with ample space for cars, a large detached double garage with power and light, large front, side and rear garden areas offer tranquil spots to relax with a large range of established shrubs and perennials providing seasonal colour along with ample opportunity for outdoor entertaining on the substantial patio area.

Furniture and white goods are included in the sale but can be removed by the vendor if not required by the purchaser.

This property would make an ideal family home benefiting from spacious rooms, ample storage and large garden areas which offer excellent future development potential.

Millview is located around 5 miles from Banff and just over 1 mile from Portsoy.

Portsoy is a popular holiday town situated on the Banff/Elgin road (A98). It benefits from a pleasure harbour, caravan site, a good range of shops and is well known for its annual “Scottish Traditional Boats Festival”. Aberdeen lies approximately 50 miles distant and Inverness lies approximately 65 miles distant.

Banff is situated on the Moray Firth coast at the mouth of the River Deveron and is renowned for its historic and tourist interest. Lying approximately 46 miles from Aberdeen, Banff has a good range of shops and other local services. Recreational facilities such as golf, fishing, bowling, swimming, sailing and other water sports are all within easy reach.

Viewing is recommended to appreciate this property. Internet video walk rounds/viewings available on request.

COUNCIL TAX BAND – E

Type: Detached House

Availability: Under Offer

Bathrooms: 2

Parking: Double Garage, Driveway

Outside Space: Front Garden, Rear Garden

Council Tax Band: E

Country location:

Detached Double Garage:

Large Driveway for Ample Cars:

Bedrooms - 5/6:

Reception Rooms - 1/2:

EPC BAND – D

Full details

Entry – Entry is gained via the partially glazed exterior side door leading into the hallway. The hallway gives access to the lounge, dining kitchen, downstairs shower room, utility room, dining room/bedroom 3 and staircase. The hallway also has 2 large storage cupboards providing ample storage. Access to side partially glazed exterior door.

Lounge – (6.91m x 4.79m) (22.67ft x 15.72ft) approx. The lounge is neutrally decorated with front windows overlooking the front garden area with a side window overlooking the driveway both providing natural light. There are sliding double French doors leading you to a patioed area with steps that lead to the main side door and driveway. The multi fuel stone fireplace is the focal point of the room.

Dining Kitchen – (4.61m x 4.79m) (15.12ft x 15.72ft) approx. The dining kitchen has ample base and wall units and sink with a drainer and mixer tap. There is space for whitegoods, but most are integrated into the kitchen. The kitchen has ample space for a large dining table. Large rear facing window and small front facing window overlook the garden areas and provide natural light.

Utility Room – (1.98m x 2.36m) (6.49ft x 7.74ft) approx. The utility room has ample base and wall units, space for white goods and sink with a drainer and two taps. Side facing window over looks side and rear garden.

Downstairs Shower Room – (2.12m x 1.16m) (6.95ft x 3.81ft) approx. The downstairs shower room consists of a 3 piece suite of W/C, rectangular sink with two retro style taps and mirror above, large enclosed shower unit

Bedroom 3/Dining Room – (5.45m x 2.72m) (17.88ft x 8.92ft) approx. This multipurpose spacious room has side and rear windows, both providing natural light. Side window overlooks the driveway entrance/side garden and the rear window overlooks the garage, driveway and rear garden.

First floor – The staircase leads on to a carpeted landing, side window provides natural light. Access can be gained to remaining 5 bedrooms and upstairs bathroom.

Bedroom 4 – (5.36m x 2.75m) (17.58ft x 9.02ft) approx. Bedroom 4 has a large rear window that overlooks the rear garden and part of the driveway with the side window overlooking part of the

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Bedrooms - 5/6:

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side garden, both providing natural light.

Bedroom 6/Office – (2.34m x 2.42m) (7.67ft x 7.93ft) approx. This room would make an ideal office or nursery. The side window overlooks the side garden and provides natural light. There is built in shelving and storage.

Upstairs Bathroom – (1.95m x 2.42m) (6.39ft x 7.93ft) approx. The upstairs bathroom has a 3 piece suite consisting of W/C, wash hand basin with mixer tap and large corner bath. Above the sink there is a wall-mounted light-up mirror. There is ample base units providing additional storage. A side facing opaque window provides natural light.

Bedroom 1 – (4.85m x 3.98m) (15.91ft x 13.05ft) approx. Spacious room with front window overlooking the front garden area and skylight both providing natural light. Large sliding door wardrobe with shelving and railing provides ample storage

Bedroom 5 – (3.68m x 3.16m) (12.07ft x 10.36ft) approx. Front facing window overlooks the front garden area and provides natural light.

Bedroom 2 – (4.81m x 3.26m) (15.78ft x 10..69ft) approx. Front window overlooks front garden with skylight, both providing natural light. Two large wardrobes with shelving and railing provides additional storage.

Garage– (5.72m x 5.74m) (18.76ft x 18.83ft) approx. Large detached double garage with side door and two side windows provide natural light. Vehicular access by two metal up-and-over doors to the front. Electric, power and light within the garage.

Outside – The property benefits from large garden grounds with front, side and rear garden areas. The front and right side gardens are mainly laid to lawn with the left side and rear being mainly gravel surfaced and benefitting from a large driveway, space for ample cars and the double garage. There is a patioed area with an outside hose, that can be accessed from the driveway or from the side door nearest the kitchen, perfect for alfresco dining. From this patioed area, there are steps that lead you up on to the lawned area, that is also mixed with bushes and shrubs with a large cherry blossom tree

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FOR SALE









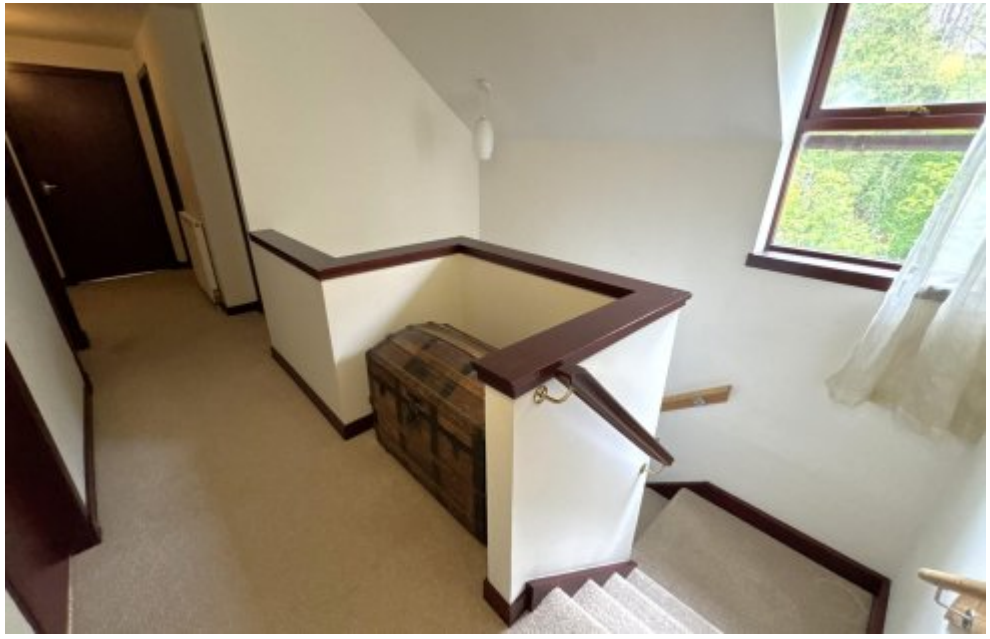


























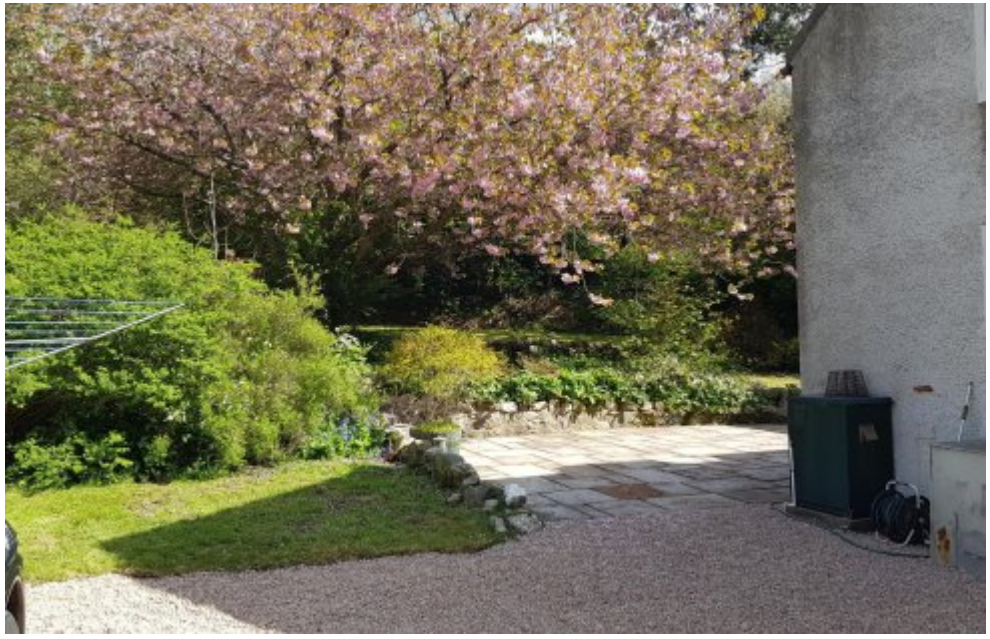




















GROUND FLOOR



1ST FLOOR



GARAGE



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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