



Goodley Heritage

11 Quayside, Banff, Aberdeenshire AB45 1HQ



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solicitors



From the courtyard, a partially glazed timber door leads into the entrance hall. Accessible from the hall is the boot room. Equally suitable as a study, play room or walk in pantry, the boot room is of neutral decoration. To the other side of the hall is the utility room.

A partially glazed door from the entrance hall leads into the bright dining kitchen, which features a large arched window with a charming window seat. With ample space for a dining table set, the kitchen is fitted with a good range of cream coloured shaker style base and wall units, in addition to a large dresser incorporating glazed display cabinetry. Within the kitchen there are a range of integrated appliances.

A partially glazed door from the kitchen leads into the inner hall, from where there is access to the WC cloakroom. The inner hall also leads into the generously proportioned lounge. A superb living space, a wood burning stove helps to create an inviting and cosy ambience while enjoying views of the harbour.

The sociable family room is another generously proportioned room with quayside views across the harbour. A versatile room of neutral décor and fitted with laminate wood effect flooring, the family room includes a bespoke fully fitted bar. Of solid wood with a flip-up countertop, there is a range of shelving and inset lighting.

We are delighted to present to the market this unique three bedroom detached dwelling house, enjoying an attractive position overlooking Banff Harbour and beyond.

Originally built around 1900 and converted during 1998, "Goodley Heritage" is of mostly neutral decoration and provides spacious and contemporary living accommodation across two floors. With the benefit of secure off street parking and a single garage, an elevated decked platform provides a wonderful setting for "al fresco dining" while taking in the surrounding vistas. A unique opportunity to purchase a charming coastal home, early viewing is highly recommended.





Returning to the lounge, a carpeted staircase leads up to the first floor. The fully carpeted landing is of neutral decoration, with the upper porch providing access to the upper garden.

The principal bedroom suite is an exceptionally spacious room with elevated views towards Macduff. Including three large fitted wardrobes, the bedroom also boasts a contemporary en-suite shower room. Double bedrooms two and three are spacious rooms also overlooking the harbour. Bedroom three includes a fitted wardrobe, while there is ample space for freestanding furniture within bedroom two.

The modern family bathroom includes a white three piece suite, while a corner curved shower enclosure houses a mains shower appliance.



“Goodley Heritage” is situated within versatile grounds which promote easy maintenance. At quay level an electric security gate opens into the fully enclosed courtyard which allows for off street parking and access to the garage with electric up-and-over door. Within the courtyard there is an outside water tap, while a wooden staircase leads up to a decked platform above the garage, where superb views across the harbour towards Macduff can be enjoyed.

Accessible from the first floor, a door leads out beneath a sheltered canopy where a paved pathway provides access out to Scotstown Road. Predominantly laid with gravel stone chips around the pathway, there is also a timber garden shed.



- Gas Central Heating
- Double Glazing
- Mains Drainage and Water
- Three Bedrooms

- Enclosed Courtyard with Elevated Decked Platform
- Garage
- Off Street Parking
- Views Across Banff Harbour

Terms

Council Tax
Band E

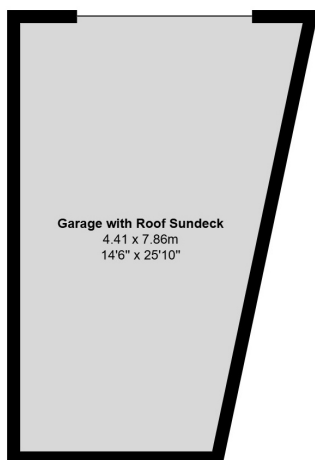
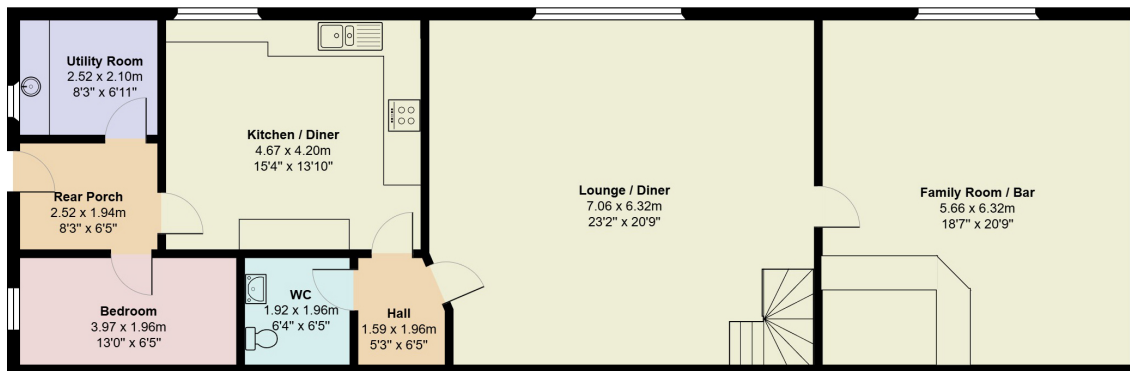
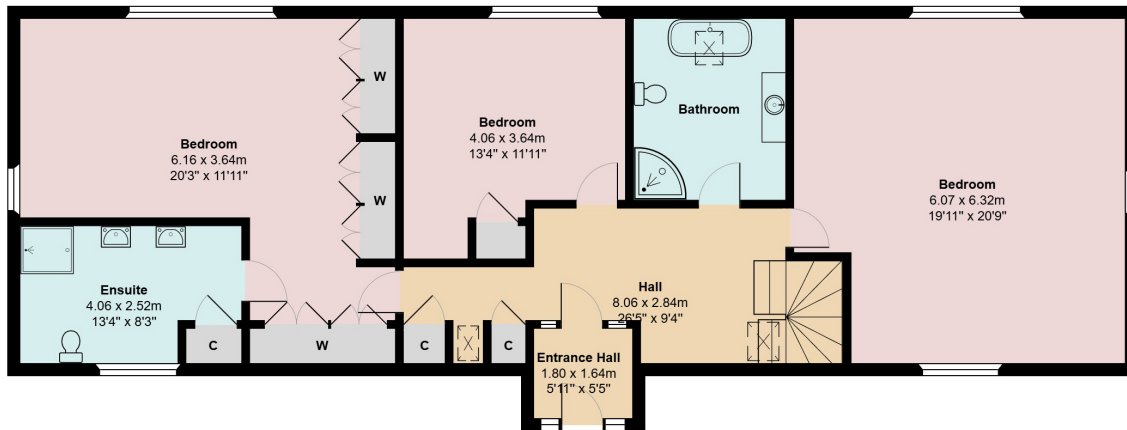
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