



# 16 Crovie Village

Gardenstown, Banff, Aberdeenshire AB45 3JQ



mackinnons  
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The entrance door leads into the hall, where there is an understair cupboard.

The bright dining kitchen is a pleasant living space with dual aspect views. Central to the room is a large fireplace, while a range of contemporary shaker style base and wall units with laminate wood effect roll top work surfaces and a range of appliances line the far wall.

A split level staircase leads down to the striking lounge which boasts views across the bay. Featuring exposed ceiling beams and slate floor, the central focal point is the large fireplace with wood burning stove.

Double bedroom three features an exposed granite wall incorporating a period fireplace. The traditional built-in box bed is a unique feature and includes fitted storage beneath.

Completing the ground floor is the well appointed bathroom, which is inclusive of a white three piece suite.

Accessible from the first floor, double bedroom one is a light, airy and spacious room benefitting from a high ceiling with exposed ceiling beams. Double bedroom two is a bright room with skylight overlooking the cliffs.

Completing the accommodation is the shower room, which includes a white two piece suite and a corner shower enclosure.

The property is situated above the shore line and rock pools with stunning views across the bay. A wide pathway provides access past the property to the rest of the village.

We are delighted to present to the market this charming Category C listed, three bedroom detached cottage, located in the wonderfully scenic conservation village of Crovie, overlooking the Moray Firth.

Requiring a degree of modernisation, the property provides well appointed and versatile living accommodation, with a striking lounge boasting sea views across the bay. A wonderful home sure to appeal to families and those searching for a holiday bolthole, this is a unique opportunity not to be missed.







## Terms

**Council Tax**

Band B

**EPC**

Band F

**Entry**

By Arrangement

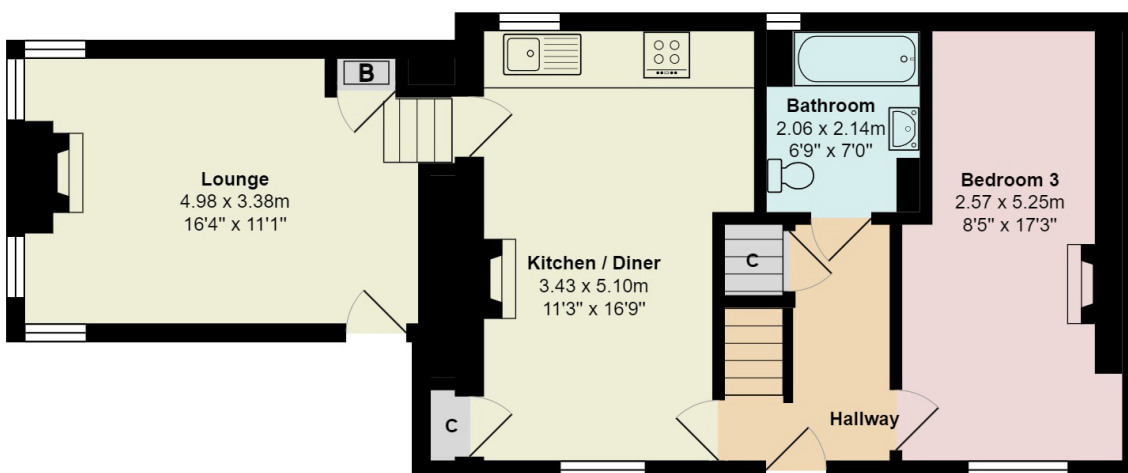
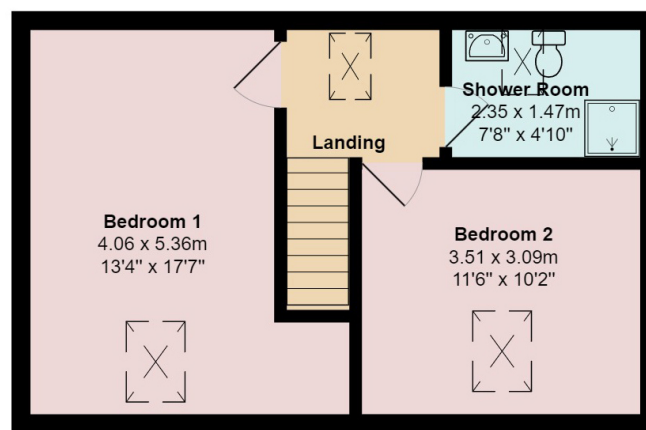
**Viewing**

Contact Solicitors  
01224 868687

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- Electric Heating
- Single and Double Glazing
- Private Drainage
- Mains Water
- Three Bedrooms
- Category C Listed
- Stunning Coastal Village
- Unique Opportunity



These particulars are intended to give a fair representation of the property and whilst every care has been taken in their compilation they are not guaranteed and do not form part of any contract. Areas, measurements and distances are given only as a guide and any plans are for identification only and are not to scale.



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