



Rowanlea

Gamrie, Banff, Aberdeenshire



BNP PARIBAS GROUP

An impressive bungalow with extensive grounds of about 4 acres, including stables, paddocks and a beautiful lochan.

A beautifully presented detached home, set in a stunning position close to the dramatic Moray Firth coastline and within easy reach of Banff and Macduff. The bungalow provides flexible living space with a unique layout, all of which takes in plenty of natural light and affords views across the splendid grounds.



3 RECEPTION ROOMS



3 BEDROOMS



2 BATHROOMS



GARAGE & STABLES



4 ACRES



FREEHOLD



RURAL



2,487 SQ FT



OFFERS OVER £425,000



The property

Rowanlea is an attractive and thoroughly unique detached house, set in a magnificent position along the Moray Firth coastline. The property provides accessible accommodation, including well-presented sitting room and a magnificent open-plan social kitchen and dining area. The generous sitting room is the main reception, with its handsome fireplace, fitted with a logburner, and west-facing window overlooking the garden. There is also a useful bedroom 4/study, while the heart of the home is the open-plan kitchen and dining room. The space is ideal for entertaining, and includes stunning, curved panoramic windows with views across the garden, as well as French doors opening onto the rear veranda. The kitchen itself features bespoke wooden cabinetry to base and wall level, a central island, wooden worktops and a range cooker with an extractor hood. Adjoining the kitchen, the utility provides further storage and space for home appliances.

There are three comfortable double bedrooms. These include the well-proportioned, L-shaped principal

bedroom with its bay window seat, built-in storage and en suite shower room. Both additional bedrooms benefit from fitted wardrobes, while there is also a family bathroom with a bathtub and a separate shower unit.

Outside

The house is set within a generous plot, lined with trees for a sense of peace and seclusion. At the entrance, the driveway winds through the garden to the front of the house, where there is a large parking area and access to the integrated double garage. The garage is ideal for home storage or workshop space, or could be converted to provide further accommodation, subject to the necessary consents. There is further parking to the rear of the house on both sides, while the garden includes a covered veranda at the back of the house for al fresco dining, with far-reaching lawns beyond, to both the front and rear. There is also a beautiful, tranquil lochan with a wooden jetty, plus a spacious grassy paddock, which is ideal for livestock or horses.



Outside

Outbuildings include a timber-framed stables block in the paddock, which can be accessed through a five-bar wooden gate.

Location

The property lies in an idyllic Aberdeenshire setting, just moments from the breathtaking coastline of the Moray Firth in northeast Scotland. The coastal towns of Macduff and Banff are both easily accessible, providing a range of everyday amenities, Macduff is just over two miles away, providing a small selection of shops, restaurants, cafés, a primary school and a supermarket, while four miles away, Banff offers a slightly wider range of facilities, including various shops, a choice of supermarkets, a leisure centre and a secondary school. Further towns and village along the northern coastline provide access to additional amenities, while Aberdeen is around an hour's drive away (40 miles). For leisure, there is links golf at Royal Tarlair Golf Club in Macduff, as well as access to beautiful beaches and stunning walking and cycling routes in the surrounding countryside. Road

connections in the area include the nearby A96, which provides routes towards Inverness and Aberdeen.

Distances

- MacDuff 2.3 miles
- Banff 3.7 miles
- Fraserburgh 22 miles
- Peterhead 30 miles
- Aberdeen 44 miles

Nearby Stations

- Huntly Station
- Keith Station

Key Locations

- Duff House (Banff) – Historic Georgian mansion and art gallery
- MacDuff Marine Aquarium – Marine life exhibits focusing on the Moray Firth
- Banff Museum – Local history and archaeology collections
- Portsoy Harbour and Salmon Bothy Museum – Traditional 17th-century harbour and heritage centre

- Boyne Castle (ruins) – Historic 16th-century castle
- Fordyce Village and Heritage Centre – Beautiful conservation village with traditional architecture
- Cullen Bay and Viaduct – Scenic beach with coastal walks and iconic railway viaduct
- Cullen House (private estate, visible from surrounding paths)

Nearby Schools

- Macduff Primary School
- Banff Primary School
- Portsoy Primary School
- Fordyce Primary School
- Whitehills Primary School
- Banff Secondary School
- The Gordon Schools
- Drumduan School





Floorplans

Main House internal area 2,487 sq ft (231 sq m)

Garage internal area 640 sq ft (59 sq m)

Stables internal area 376 sq ft (35 sq m)

Total internal area 3,503 sq ft (325 sq m)

For identification purposes only.

Directions

Post Code: AB45 3RL

what3words: ///rested.tomato.jammy

General

Local Authority: Aberdeenshire Council

Services: Electricity - mains, Water - mains, Drainage - private septic tank, Heating - oil fired

Private drainage which may not comply with current regulations. Further information is being sought

Council Tax: Band G

Mobile and Broadband checker: Information can be found [here](https://checker.ofcom.org.uk/en-gb/here): <https://checker.ofcom.org.uk/en-gb/here>

Council Tax: Band G

EPC Rating: Band D

Fixtures and Fittings: Available by separate negotiation.

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

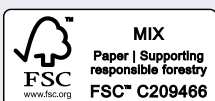
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