

Galbraith



# AUCHANLAND BUNGALOW

CORNHILL, BANFF, ABERDEENSHIRE.



## AUCHANLAND BUNGALOW, CORNHILL, BANFF, ABERDEENSHIRE.

Charming 2 bedroom detached bungalow in a countryside location close to the coastal town of Banff.

Banff 8 miles ■ Turriff 12 miles ■ Huntly 14 miles

- 1 reception room. 2 bedrooms
- Countryside location
- Single level accommodation
- Modern dining kitchen
- Garage and ample parking
- Extends to around 0.82ac in total



**Galbraith**

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 OnTheMarket



### SITUATION

Auchenland Bungalow is located on the outskirts of Cornhill, a rural village with a small school, Ordiqhill Primary, only slightly over 1 mile away. Banff itself, only 8 miles, is located on the Moray Firth coast at the estuary of the River Deveron. Banff is one of the best-preserved townscapes in Scotland with a grand Georgian upper town in addition to the older Scotstown area. The town also boasts two harbours and spectacular scenery, whilst there are a wide range of recreational activities within the area including golfing, fishing, water sports and stunning walking trails. Banff has good day to day amenities including an array of shops, banks, hotels, restaurants, cafes, a health centre and schooling at both primary and secondary levels.

### DESCRIPTION

Auchenland Bungalow is an idyllic detached bungalow located in a countryside location, yet accessible on the outskirts of the village of Cornhill in the historic county of Banff. The house provides spacious, flexible and very well-appointed accommodation over one level. From the rear, the house is accessed through the porch and into a spacious and modern dining kitchen. A real family space, the dining kitchen has ample room for a table and chairs and has been fitted with contemporary units, work surfaces and splash back panelling. Integrated appliances include the oven, hob and extractor hood. From here, a door leads through to main hallway, which in turn leads to the sitting room, two double bedrooms and main family bathroom. The sitting room has an open fireplace, generous proportions and benefits from the attractive shallow bay window with open views across the surrounding fields. The first of two double bedrooms, overlooks the front of the property, the neutral pallet continues with light décor and ample natural light floods in. The

second double bedroom is equally well presented with the same décor and neutral carpeting. The family bathroom has a white three piece bathroom suite with shower over the bath.

There is ample storage space and the two attic rooms on the first floor, accessed via a staircase from the entrance hallway, provide two spacious rooms which have been utilised for various purposes. It is worthy of note that both attic rooms have been freshly decorated and both benefit from neutral carpeting.

### ACCOMMODATION

Ground Floor: Hallway, sitting room, dining kitchen, utility room, rear porch, bedroom one, bedroom two and bathroom.

First Floor: Two loft rooms.

### GARDEN

The garden immediately surrounding the house is laid with stone gravel with a sheltered decking area enjoying a south west aspect. The main garden area is laid to lawn with mature woodland, with the private driveway extending through, ensuring there is plenty outdoor space. In total the boundary of Auchenland Bungalow extends to around 0.82 of an acre.

Large detached timber garage and parking to the site of the property.



## SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Auchanland Bungalow	Shared private supply	Mains	Septic Tank	Freehold	Oil CH	Band C	Band E

## DIRECTIONS

Leaving Huntly heading east on the A96, after a short distance turn left on the A97 signposted for 'Banff 20 miles'. Continue for around 9 miles and then turn left for 'Cornhill 5 miles'. Continue again for around 4.5 miles and you will see a sign for 'Auchanland' on the right hand side as indicated by our for sale sign.

## POST CODE

AB45 2AX

## WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: timing.passion. hourglass

## VIEWINGS

Strictly by appointment with the Selling Agents.

## ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.



## IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in February 2024



**Auchanland Bungalow,  
Cornhill,  
Banff,  
Aberdeenshire, AB45 2AX**



Approx. Gross Internal Area

1245 Sq Ft - 115.66 Sq M

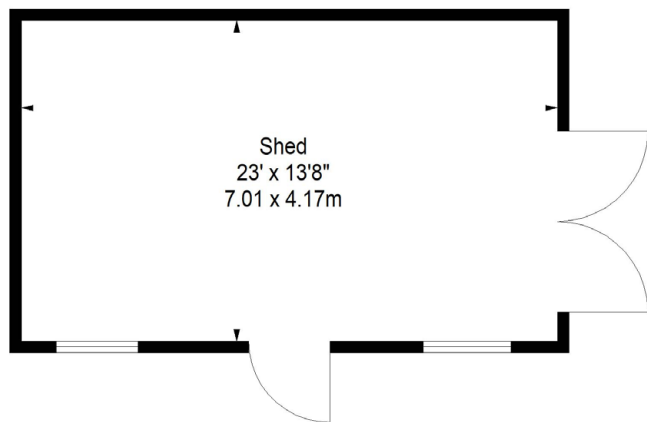
Shed

Approx. Gross Internal Area

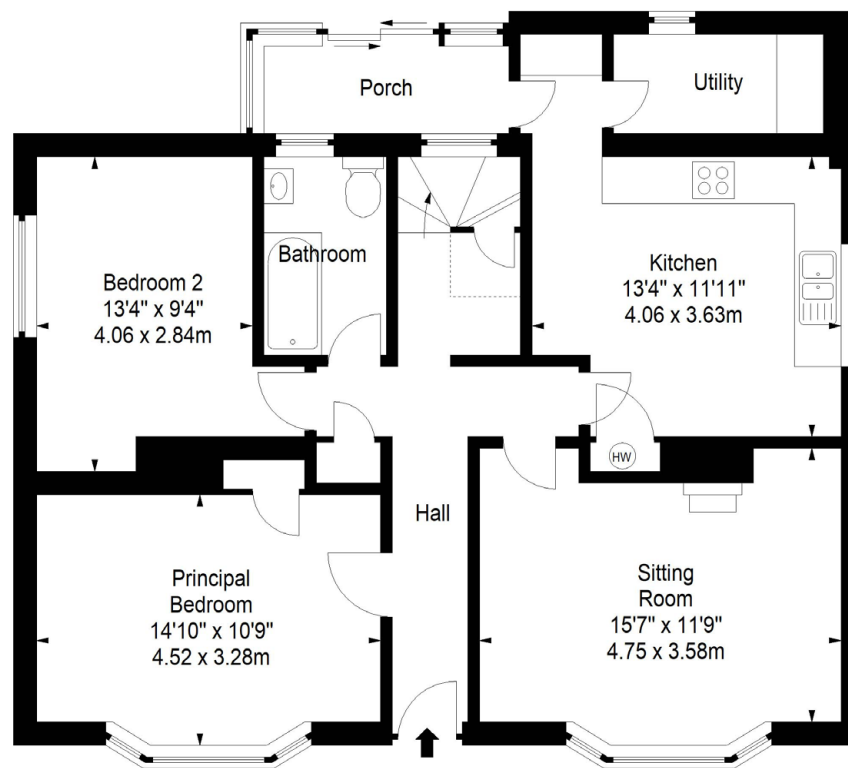
316 Sq Ft - 29.36 Sq M

For identification only. Not to scale.

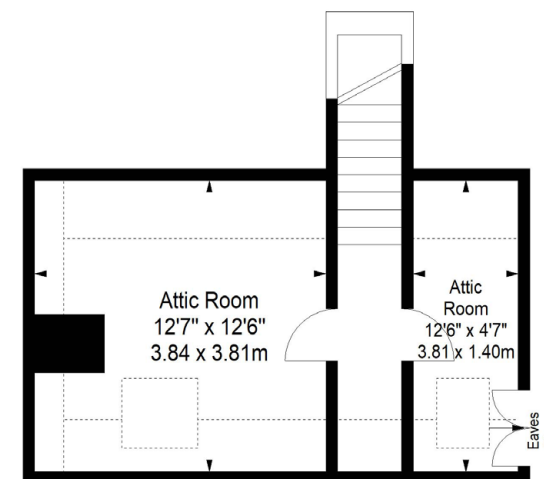
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Ground Floor



Ground Floor



First Floor







**Galbraith**

  
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PLEASE RECYCLE