



## IMPRESSIVE DETACHED DWELLINGHOUSE

WAKEFIELD  
15 SEAFIELD TERRACE  
PORTSOY, AB45 2QB

VESTIBULE & RECEPTION HALL  
LOUNGE  
SITTING ROOM  
KITCHEN/DINER  
UTILITY ROOM  
CLOAKROOM  
MASTER BEDROOM/EN-SUITE  
GUEST BEDROOM/EN-SUITE  
2 DOUBLE BEDROOMS  
FAMILY BATHROOM  
INTEGRAL DOUBLE GARAGE  
GCH/DG/INTRUDER ALARM  
EXTENSIVE GARDEN GROUNDS



**GAVIN BAIN  
& COMPANY**  
Solicitors & Estate Agents



Offers Over

**£345,000**

We have pleasure in offering for sale this impressive, stone built, detached dwellinghouse which is set within approximately an acre of idyllic walled garden grounds in the charming coastal town of Portsoy, on the picturesque Moray Coast. Offering an exceptional level of accommodation and generous storage facilities spanning three floors, this enviable family home is presented in immaculate order throughout. Traditional characteristics are in abundance, including high ceilings with deep moulded coving; a bay window in the lounge; original timber panelled interior doors with individual locks; and an impressive staircase with ornate metal balustrade and solid handrail, ascending from the reception hall to the attic floor. The current owners have completely refurbished the property to a high standard and benefits include a dual control central heating system supported by PV solar panels, with individual thermostats on the traditional column radiators in the ground floor rooms; uPVC double glazed windows which flood the rooms with natural light and create a light and airy ambience throughout; solid timber external doors with multi locking systems; a spacious integral double car garage; mains wired smoke detectors; and an intruder alarm system. Other features particularly worthy of note include the creation of a fabulous open-plan kitchen/diner, undoubtedly the “hub” of the home, boasting a quality “Bauformat” German designer kitchen with customised polished granite worktops by “The Elgin Marble Company”, and a “Rangemaster” multi-fuel cooker; and the addition of a convenient utility room, and smart cloakroom/toilet fitted with contemporary Villeroy & Boch sanitary ware, on the ground floor. The modernised family bathroom and en-suite shower rooms display wet-wall panelling and modern sanitary ware in a white finish; and three of the four bedrooms benefit from generous wardrobe facilities. In addition, there are two versatile attic rooms on the top floor which offer ideal space for a home office, gym, or games room. The beautifully landscaped, walled garden grounds are simply stunning. Neatly manicured, rolling lawns are surrounded by deep borders stocked with an abundance of mature flowering shrubs which offer a display of year-round colour, and magnificent trees provide a high degree of privacy. A secluded courtyard enjoys a particularly sunny aspect to the rear, and there is convenient off-street parking for several cars on a tarmac driveway, which extends round to the front of the property. Included in sale are all floor coverings, window dressings and quality appliances in the kitchen. Certain other items of furniture may be available by separate negotiation. This is a unique opportunity to acquire a substantial family home in a private setting, yet close to all local amenities, and interior viewing is essential to fully appreciate the prime opportunity which this high calibre home has to offer.

#### LOCALITY

Portsoy is located between Banff and Cullen on the Moray Coast, lying some 65 miles from Inverness, 27 miles from Elgin, and approximately 50 miles from Aberdeen. Local amenities in the town include a primary school with pre-school nursery, hotels and guest houses, a pharmacy, Co-op, and a number of independent retailers serving everyday needs. Renowned for its picturesque harbour, the town hosts a popular 2-day boat festival annually which draws visitors from around the world, whilst another local attraction is the award winning Portsoy ice-cream shop, which is very highly acclaimed!



### ENTRANCE VESTIBULE

Bright entrance to the home accessed via a timber panelled door with glazed fanlight. Double-door storage cupboard housing the electricity meter and consumer unit. Tiffany-style pendant fitting. Vinyl wood effect flooring with matwell. Door with leaded glass panels to hall.

### RECEPTION HALL

Grand reception hall featuring an impressive staircase, painted dado rails and co-ordinating decor, which continues through from the vestibule and up the stairs, with co-ordinating carpet. Large understair storage cupboard with light, housing intruder alarm control panel. Smoke detector. Door to rear hall.

### LOUNGE

Elegant and tastefully presented lounge, offering a leafy outlook over the garden from dual aspect windows, one being a deep front facing bay style. The focal point of this comfortable room is the feature wooden fireplace with slate inset and polished granite hearth which incorporates an open fire, with plumbing for a gas fire if preferred. The high ceiling is enhanced by picture rails, an intricate plaster frieze and deep moulded coving, whilst an ornate chandelier adds the finishing touch. Recessed alcove with display sill and low level cupboard. TV aerial point with satellite connection. Full length curtains with co-ordinating pelmets adorn the windows and the floor is carpeted.

### SITTING ROOM

Located to the side of the home and displaying co-ordinating décor, roman blind, and carpet. Triple shade ceiling light.

### KITCHEN/DINER

Fabulous, superbly appointed, open-plan room, undoubtedly the "hub" of the home, and offering ample space for everyday living or large social gatherings. The thoughtfully designed kitchen boasts an array of quality "Bauformat" German shaker-style cabinets incorporating peninsular unit, pull-out larders, deep pan drawers and wine rack, complemented by under-unit and plinth lighting, brushed steel handles, customised polished black granite work surfaces, with integral drainer and upstands by "The Elgin Marble Company". "Villeroy & Boch" Belfast sink with mixer tap and waste disposal unit, above which is a side facing window. Quality appliances include: "Rangemaster" multi-fuel cooker with double oven/grill, warming drawer and integrated extractor above; "LG" American-style fridge/freezer with water dispenser and ice-maker; and "Neff" integrated dishwasher. The spacious dining area can comfortably accommodate a range of dining furniture and has an open outlook to the front. Built-in display cabinet. TV aerial point. Heat Sensor. Lighting is by a metal candelabra and several recessed downlighters, the windows are fitted with co-ordinating curtains and roman blinds, and the flooring is a combination of carpeting and tile effect "Karndean". Partially glazed door to rear hall.

19'6" x 16'3" approx

14'8" x 12'6"

24' x 13'10" approx

### REAR HALL

Accessed via a partially glazed/timber door at the rear, this L-shaped hall benefits from a double-door cloak cupboard. Hatch to loft space. Three glass light fittings. Slate tile effect vinyl flooring. Door to garage.

### UTILITY ROOM

Fitted with base and wall units, worktop accommodation and circular sink, this spacious utility room affords space for washing machine and tumble dryer. Circular spotlight fitting and vent for tumble dryer. Roman blind fitted to window, and glass light fitting. Slate tile effect vinyl flooring.

### CLOAKROOM

Fully tiled and fitted with quality "Villeroy & Boch" sanitary ware in a white finish, comprising: wall-hung wc with recessed cistern and flushplate, and wave design counter-top wash basin with mixer tap set on a customised marble plinth. Extractor fan and glass light fitting. Opaque glass window fitted with roman blind. Slate tile effect vinyl flooring.

### FIRST FLOOR

An impressive staircase with carved metal balustrade and solid wood handrail ascends from the reception hall to the first floor landing. Carpet runner with brass rods fitted to the stairs, etched glass window on the half landing, and timber panelled doors opening into all rooms. Fitted wall mirror and display sill. Metal/glass lantern fitting.

### MASTER BEDROOM

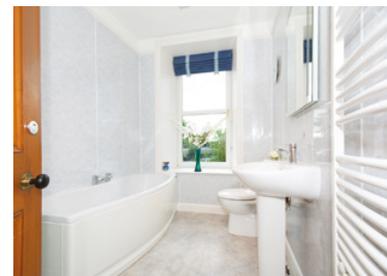
Instantly appealing bedroom with dual aspect windows which flood the room with natural light and offer an amazing open view of the gardens at the front. Ample floor space for free standing furniture and generous hanging and shelving facilities within two fitted wardrobes. Vintage candelabra, full length curtains fitted to the windows, and carpeted floor. TV aerial point. **EN-SUITE:** Fitted with a white wc; wash basin on pedestal; and corner shower enclosure fitted with "Mira Sport" electric shower. Corner, mirror-fronted medicine cabinet. White radiator/towel warmer. Extractor fan and spotlight fitting. Wet-wall panelling to the walls and vinyl floor covering.

15'4" x 14'7" approx

### GUEST BEDROOM

Front facing and generously proportioned, this bright bedroom benefits from a fitted double-door wardrobe. Full length silk curtains with co-ordinating tie-backs and pelmet fitted to wooden pole, and wood effect vinyl flooring. Antique gold metal candelabra. Aerial for wall mounted TV. **EN-SUITE:** Fitted with a white wc; wall-hung vanity drawer cabinet incorporating a counter-sunk wash basin; and recessed shower enclosure with "Mira Sport" electric shower and glass sliding door. White radiator/towel warmer. Mirror-fronted medicine cabinet above the wash basin. Extractor fan and spotlight fitting. Vinyl wood effect flooring.

14'1" x 13'2" (into door) approx



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### DOUBLE BEDROOM 3

13'6" x 12'4" approx

This charming room enjoys a leafy aspect to the rear and boasts a range of "Nolte" custom built furniture to include wardrobes, bedside drawers, and overhead bridging units with recessed lighting. The neutral décor is complemented by a co-ordinating carpet, and contrasting full length curtains fitted to metal pole. Aerial for wall mounted TV. Contemporary metal/glass light fitting.

### DOUBLE BEDROOM 4

16'5" (at widest point) x 13'7" approx

Enjoying a quiet aspect to the side of the home, the dimensions of this spacious bedroom afford ample space for free standing furniture, and there is shelving within a built-in cupboard. Aerial for wall mounted TV. Tied-back curtains with co-ordinating pelmet, and carpeted floor. Glass light fitting.

### FAMILY BATHROOM

Particularly bright and attractive bathroom benefiting from full wet-wall panelling and fitted with a white wc; wash basin on pedestal; double-ended bath with mixer tap; and corner glazed shower enclosure fitted with mains shower and curved sliding doors. Illuminated mirror above the wash basin. White ladder style radiator/towel warmer. Extractor fan and chrome spotlight track. Roman blind fitted to tall, front facing window, and vinyl floor covering.

### ATTIC FLOOR

The carpeted staircase continues to the top floor where there are generous built-in cupboards along one wall, one housing the hot water cylinder and the other shelved with dual powered radiator. Smoke detector and recessed downlighters.

### ATTIC ROOM 1

14'7" x 7'5" approx

This bright room is ideal for use as a home office, with two built-in cupboards offering abundant shelving space. Velux window, spotlight track, and carpeted floor

### ATTIC ROOM 2

This large attic room offers a versatile space for use as a gym, games or hobby room. Hatch to loft space. Velux window and carpeted floor.

### OUTSIDE

Enclosed by stone walls and wooden fencing, the property is set within approximately one acre of beautifully manicured lawns which are surrounded by deep borders stocked with an abundance of mature flowering shrubs and seasonal plants. There is a productive vegetable patch, fruit bearing trees and magnificent tall trees which provide a high degree of privacy. A secluded courtyard to the rear enjoys a particularly sunny aspect, and there is convenient off-street parking for several cars on a tarmac driveway, which extends round to the front of the property. Water tap. Rotary clothes dryer. Carriage lights and sensor activated security lighting. Greenhouse and external store.

### DOUBLE GARAGE

Integral to the home, the large double car garage has an aluminium, electric front door with remote key fob. Fitted with a workbench along one wall, the garage houses the gas meter and is serviced by power, light and water.

### DIRECTIONS

From Aberdeen City Centre travel north through Dyce and onto the A96. Travel through Oldmeldrum, Turriff and Banff then follow signs for Portsoy. On entering the town follow the main road for some distance, passing the Co-op on the left, continuing round the bend, and passing two churches on the right. The entrance to "Wakefield" is immediately beyond the first bus stop on the left hand side of the road.

### VIEWING

Tel 07760 757665

### Disclaimer

Whilst the foregoing particulars are believed to be correct, they are not guaranteed and do not form part of any contract. Prospective purchasers are required to satisfy themselves as to the correctness of the particulars.



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