

An aerial photograph of a large, white, two-story house with a dark grey roof and four chimneys. The house is surrounded by lush green trees and a well-manicured lawn. In the background, there is a large, golden-brown field, a line of trees, and a blue sea under a blue sky with scattered clouds. A road curves around the right side of the property.

Galbraith

THE OLD DOCTORS HOUSE

GAMRIE, BANFF, ABERDEENSHIRE



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Captivating dwelling house dating back to 1600 where old meets new, with charming garden grounds and views to the coast.

Banff 10 miles ■ Fraserburgh 12 miles ■ Aberdeen Airport 42 miles

- 3 reception rooms, 5 bedrooms
- Superb coastal setting
- Charming garden grounds of around an acre
- Unique and delightful features throughout
- Range of versatile accommodation
- Ample parking and detached double garage

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 **OnTheMarket**





SITUATION

Set along the striking Banffshire coastline, the historic village of Gardenstown offers a rare combination of unspoiled natural beauty, artistic charm, and a deeply rooted fishing heritage. Perched dramatically above the Moray Firth, this tranquil hamlet is part of a string of picturesque coastal villages that include Crovie, Pennan, and Macduff, each brimming with character and steeped in Scottish maritime history.

A peaceful coastal village renowned for its clifftop views, whitewashed cottages, and a strong sense of community. With its winding streets, working harbour, and small local shops, it captures the spirit of traditional Scottish village life. The village is also home to a thriving arts scene, with local galleries, craft workshops, and community events held throughout the year. Highlights include spectacular coastal walks along dramatic cliffs and beaches; a small harbour and pebble beach, perfect for sea watching; frequent sightings of dolphins, seabirds, and other marine life; a local café, art gallery, and seasonal events.

Just 15 minutes away lies the historic town of Banff, offering a wider range of amenities including supermarkets, secondary schools, healthcare, golf courses, and heritage attractions such as Duff House, a Georgian mansion set in parkland by the River Deveron.

Nearby villages and highlights include:

- **Crovie:** a car-free village nestled at the base of towering cliffs, offering postcard-worthy views and utter peace.
- **Pennan:** famous for its role in the film *Local Hero*, this tiny village charms with its phone box and row of fishing cottages.
- **Macduff:** home to the Macduff Marine Aquarium and a working harbour, ideal for fresh seafood lovers.
- **Turriff & Fraserburgh:** larger market towns with a full range of services, schools, and shops.
- **Cullen & Portsoy:** popular day-trip destinations known for beaches, antique shops, and traditional architecture.



While tucked away from the rush of urban life, Gamrie is well connected by road and offers a peaceful retreat that's still accessible for commuters, creatives, and remote workers alike. Whether you're looking for a permanent home, a creative retreat, or a unique holiday escape, Gamrie and its neighbouring villages offer coastal living at its most authentic and inspiring—where history meets the horizon, and community still matters.

The journey from Gamrie to Aberdeen Airport takes just under an hour, with the A97 and A947 roads offering a scenic route. Aberdeen City provides all the amenities expected of a larger city.

DESCRIPTION

Nestled on the rugged northeast coast of Aberdeenshire, this former Doctor's Surgery presents a rare opportunity to acquire a unique, character-filled residence full of historic charm. Dating back to the 1600s, this beautifully restored and renovated former Doctor's Surgery has also been a fisherman's tavern. Today, it blends centuries of character with the comforts of contemporary living.

With whitewashed stone walls, the property stands as a quiet sentinel above the Moray Firth, just minutes from the picturesque village of Gardenstown and the fishing hamlet of Gamrie. It offers tranquillity and seclusion while being only 15 minutes from Banff and within easy reach of Turriff and Fraserburgh. The surrounding area boasts sandy beaches, cliff walks, and a strong artistic and fishing heritage. Upon approach, the property is truly striking. The hardwood timber door welcomes visitors to an entrance porch where the true character of the property can be enjoyed. The ground floor configuration is versatile and flows easily from one room to another. Once a quiet doctor's waiting room, the inviting lounge has been thoughtfully transformed into a cozy, character-filled living space while preserving subtle echoes of its unique past. High ceilings and large windows originally designed to bring in calming natural light now bathe the room in warmth, creating a serene atmosphere throughout the day. At the heart of the room is a wood-burning stove set into the original fireplace, framed by a reclaimed timber mantel and exposed brick or stone surround. The layout retains a sense of its history, with perhaps a slightly formal symmetry and a flow to further rear accommodation. Original details such as picture rails and panelled doors nod to the room's past, while tasteful décor in warm, neutral tones ensures the space feels both fresh and timeless. Tucked away at the back of the property, there is a rear bedroom which offers a good

level of privacy, comfort, and its own sense of independence—ideal for guests or extended family. The bedroom itself is bright and restful, with soft natural light filtering in through the window. Adjoining the bedroom is a shower room. A key feature of this area is the exterior door providing direct access to the garden, courtyard, or driveway. Whether used as a guest entrance, a peaceful escape to the outdoors, or even a separate entry for a semi-independent living arrangement, it adds a layer of flexibility to the property.

A second double bedroom is located off the main hallway, featuring ample space for a range of free-standing furniture and also a fireplace with tiled surround and natural wood flooring. The welcoming family room strikes the perfect balance between rustic charm and relaxed everyday living. One wall is beautifully finished in exposed brick, adding warmth, texture, and a hint of character to the space. It acts as a natural focal point, creating visual interest. A traditional fireplace with a wood-burning stove is set into the brickwork, offering a cosy heart to the space where family and friends can gather, especially on cooler evenings. Opposite, a single French door opens directly to the garden, allowing natural light to pour in and offering easy indoor-outdoor flow. Step into the charming farmhouse kitchen where timeless character meets cozy functionality. The heart of the room is grounded by original wood flooring. Against one wall stands a traditional range cooker, its enamelled surface in a classic burgundy radiating gentle warmth throughout the kitchen. There is a comprehensive range of shaker-style base and wall-mounted units with decorative display doors to some. A sink sits beneath a wide window, offering a view of the garden beyond.

From the kitchen, the utility room is the perfect blend of practicality and charm, designed to serve as the hardworking hub of the home. With generous proportions and a thoughtful layout, it offers ample space for everyday chores while keeping the main kitchen clutter-free. The room is fitted with custom cabinetry and there is a walk-in pantry cupboard with floor-to-ceiling shelving. To the side of the utility is a rear door which leads directly to the outside. Durable flooring runs throughout, ideal for outdoor shoes and pets.

Transcending the split-level staircase to the upper level, the history of the original house can be felt; the ceiling in the mid-section is charming. A spacious master bedroom is more than just a place to sleep—it's steeped in coastal heritage and quietly tells the story of its past as the former meeting room of a bustling fishing tavern. Generously proportioned and full of character, dual aspect windows fill the room with natural light throughout the day. The cross-lighting adds depth and softness to the space, making it feel airy and tranquil. Original features remain as respectful nods to its tavern days, with the fireplace creating a main focal point. The layout reflects its communal origins wide and open yet reimagined with soothing tones, soft textiles, and layers of comfort.

Two further double bedrooms are equally interesting rooms, one of which is currently utilised as a peaceful library room, and a further single room offers space for the perfect home office, study, nursery, or hobby room. Completing the accommodation is the mezzanine bathroom, which offers a unique blend of openness and privacy. Cleverly designed into the upper level of the home, it feels like a private sanctuary tucked away within the overall layout. Cantered around a striking freestanding bath—which is a true statement piece—the rest of the space is elegantly balanced with crisp white sanitaryware.

Steeped in history yet thoughtfully updated for modern living, this unique former doctor's surgery seamlessly blends original period features with contemporary comforts. Offering a rare opportunity to own a piece of local heritage, this property is full of charm, versatility, and character. Early viewing is essential to truly appreciate its unique layout, rich history, and the potential it holds.

ACCOMMODATION

Ground Floor: Entrance porch, hallway, living room, sitting room, kitchen, 2 bedrooms, utility room and shower room with WC.

First Floor: 3 bedrooms, study and bathroom with WC.



GARDEN GROUNDS

Set within generous, well-tended grounds, the gardens surrounding The Old Dr’s House offer both space and serenity. Predominantly laid to lawn to the rear, the grounds provide a perfect canvas for outdoor living, family life, or quiet reflection. A mix of mature trees—including coastal evergreens and native species frame the boundaries, offering privacy and natural shelter, while enhancing the timeless character of the property. The garden opens up to panoramic sea views, with glimpses of the Moray Firth glistening on clear days. Whether enjoyed from a sunlit bench, a garden dining area, or simply through the windows of the home, the ever-changing coastal vista brings an unmistakable sense of peace. There is ample and well planted classic landscaping with paths to enjoy and perhaps there is scope for further vegetable beds, or even a studio or summerhouse making the garden as versatile as it is beautiful. There are various places to sit and take in the garden views, patios with garden furniture offer space to enjoy alfresco dining if desired. To the front of the property lies a spacious gravel driveway, offering ample off-street parking for multiple vehicles. The driveway is flanked by mature hedging, complementing the home’s historic charm while providing convenient, practical access. A detached double garage sits adjacent to the driveway, complete with twin timber doors, power supply, and lighting—ideal for vehicle storage, workshop use. Whether for daily use, guest parking, or hobby space, the external access and garage facilities offer superb flexibility to suit modern living.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Public	Mains	Septic Tank	Freehold	Oil	Band F	E

POST CODE

AB45 3JL

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: stiffly.hushed.dragon

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

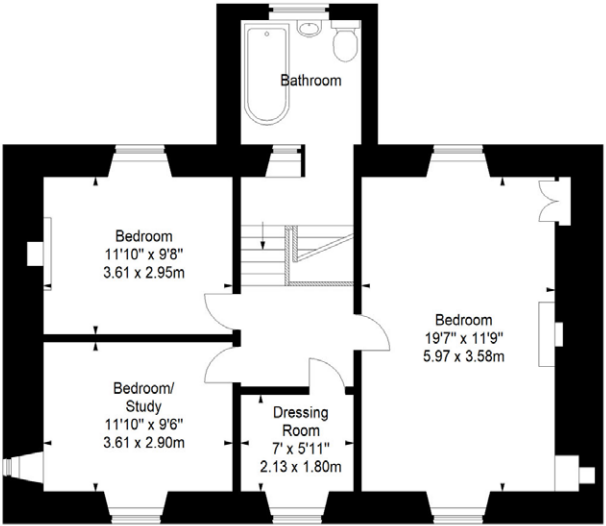
1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are 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 July 2025



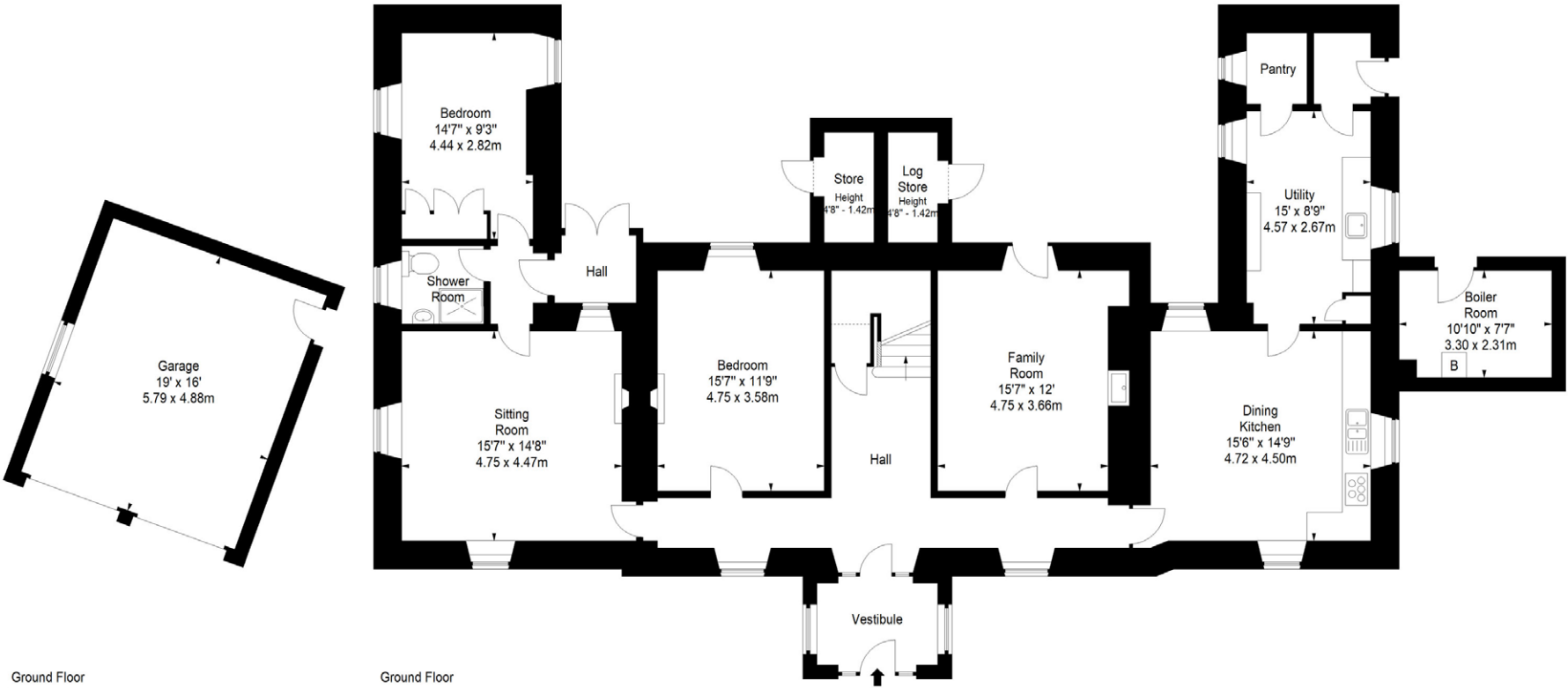
**The Old Doctors House,
Gamrie,
Banff,
Aberdeenshire, AB45 3JL**



Approx. Gross Internal Area
2413 Sq Ft - 224.17 Sq M
Garage,Boiler Room,Store & Log Store
Approx. Gross Internal Area
451 Sq Ft - 41.90 Sq M
For identification only. Not to scale.
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First Floor



Ground Floor

Ground Floor



Galbraith



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