




McEwan Fraser Legal
Solicitors & Estate Agents
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Fairview, 32 Seafield Street

BANFF, ABERDEENSHIRE, AB45 1EB

BANFF



“Fairview” Seafield Street and the town of Banff are on the coastal footpath of the Moray Firth. From here you are within a short drive or a brisk walk to some of the most talked-about beaches on the Moray coast, where an abundance of wildlife can be seen, such as seals, dolphins and the numerous species of birds that frequent this coastline. Banff is a historic town, which boasts spectacular scenery in and around the locality. The historic Duff House, stunning marina, harbours and spectacular beaches are all close

by. There are some nice tearooms, delicatessens, other eateries, and hotels, all of which add to the appeal of the town. The Moray area and Banff are both frequented by numerous visitors, especially during peak seasons.

All the other normal facilities one would expect from a vibrant seaside town, such as pre-school, primary school and secondary school facilities, several banking options, NHS health centre and hospital, small shops, post office, restaurants

and major supermarkets, can be found close by.

There is a multitude of leisure facilities available in the area, including two immaculate 18 hole golf courses. The Duff House Royal and the famous Royal Tarlair links golf course are a short drive away. The River Deveron is right on your doorstep which is renowned for its salmon and trout fishing. The Angler is spoilt for choice with numerous local harbours, beaches and rugged coastline to fish.



FAIRVIEW

"Fairview" 32 Seafield Street is situated in a popular residential area of Banff, a historic picturesque seaside town on the Moray Coast.

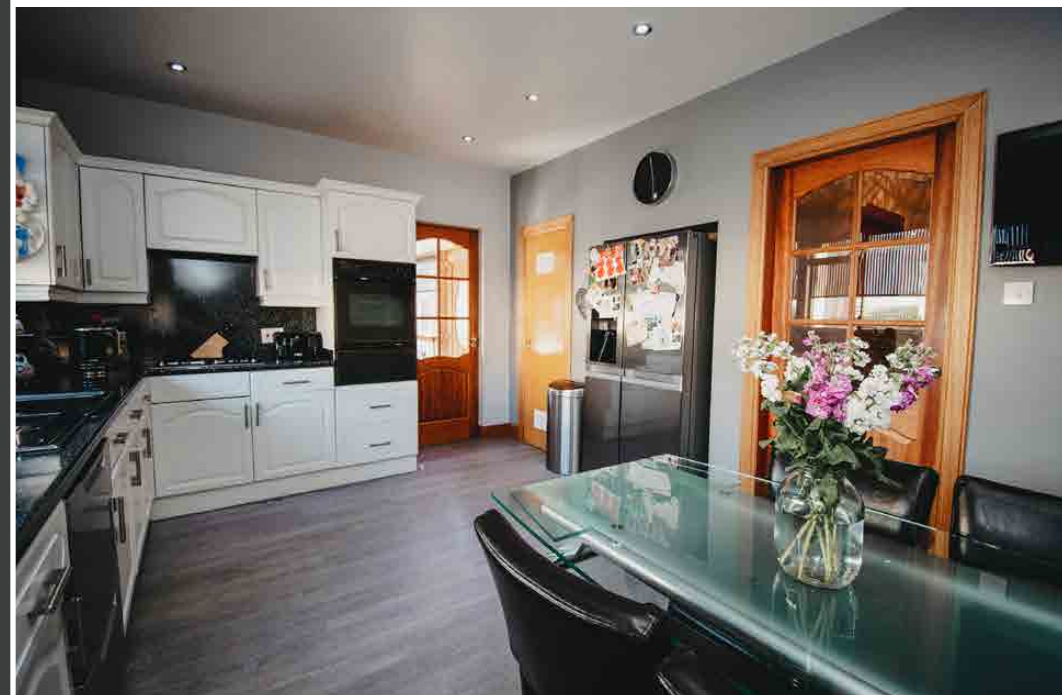
This deceptively spacious four bedroom detached bungalow has been continuously upgraded and modernised by the current owners, and benefits from full double glazing, gas central heating and fresh neutral decor throughout. Viewing is a must to fully appreciate the standard and the accommodation that is on offer. Would suit the retired couple the professional or the young family with room to grow.

Access through the attractive vestibule which in turn leads to the hallway and all further accommodation. The bright

spacious formal lounge with picture window, modern dining kitchen includes floor and wall mounted units, with contrasting worktops and integrated appliances, substantial utility room leading to the rear garden, master bedroom with en-suite shower room, two further double bedrooms with bedroom floor currently being used as a child's playroom, a centrally located family bathroom completes this spacious family home.

The front garden is gated with a small boundary wall and hedge with a pathway which leads to the front door mostly laid to lawn, with some sporadic planting of shrubs and seasonal flowers. The side garden is again bordered by a wall and laid to

lawn. The South facing rear garden has recently been landscaped with a fantastic patio area which is perfect for entertaining and enjoying the sun walled and gated providing a safe environment for those with children or pets. The recently upgraded garage has had a new roof and door fitted, with off-road parking for a minimum of two vehicles at the side the garage has power and light.





THE DETAILS

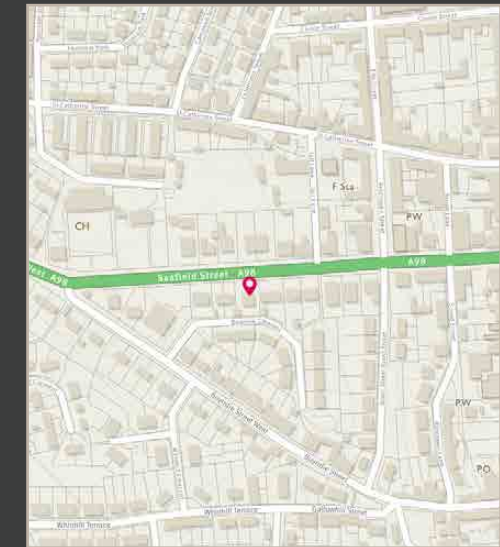


Approximate Dimensions
(Taken from the widest point)

Lounge	5.51m (18'1") x 4.60m (15'1")
Kitchen	4.40m (14'5") x 3.30m (10'10")
Utility	2.40m (7'10") x 1.80m (5'11")
Bedroom 1	3.80m (12'6") x 3.50m (11'6")
En-suite	2.40m (7'10") x 1.40m (4'7")
Bedroom 2	3.80m (12'6") x 3.70m (12'2")
Bedroom 3	2.80m (9'2") x 2.50m (8'2")
Bedroom 4	3.30m (10'10") x 3.00m (9'10")
Bathroom	2.80m (9'2") x 2.30m (7'7")

Gross internal floor area (m²): 135m²

EPC Rating: D





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