

New House

HIGH STREET, BANFF, ABERDEENSHIRE, AB45 1AN



*Detached central private location, previous B&B,
and holiday rental in an elevated position in a
popular historic seaside town*



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New House, High Street, Banff is a substantial detached four-bedroom dwelling situated in a popular central location of Banff, a historic picturesque seaside town on the Moray Coast. Formerly used as a successful bed and breakfast and holiday let and offers spacious living accommodation over two floors.

The present owner during their tenure have upgraded and maintained the property and its private gardens to an exceptionally high standard. Presented to the market in a walk-in condition with generous room sizes, full double glazing, and gas central heating. This fantastic property will make a perfect family home or has proven potential for a B&B or a Holiday let. Early viewing is highly recommended.

THE LOUNGE



The property comprises a vestibule, and a spacious hallway leading to all accommodations. The large lounge has a picture window overlooking the front of the property.

THE KITCHEN/DINER



The spacious dining kitchen has a breakfast bar and patio doors leading to the conservatory and the patio area. A utility room, office/fourth bedroom, and family shower room complete the ground floor accommodation.



THE CONSERVATORY

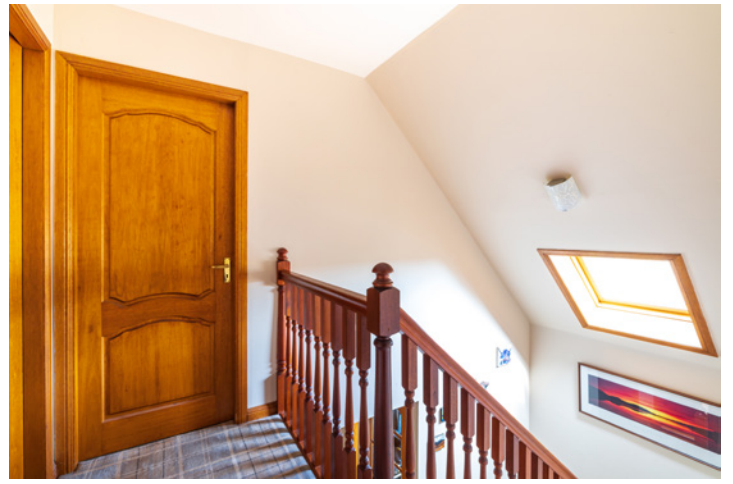


THE UTILITY & OFFICE



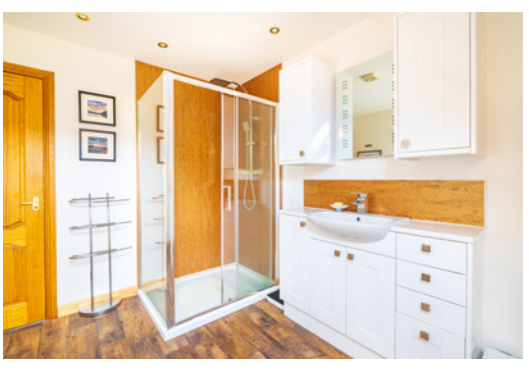
THE SHOWER ROOM





A carpeted staircase with a wooden balustrade leads to the first-floor landing. The master bedroom is bright and spacious with his and her wardrobes. Two additional double bedrooms, a small computer room, and a recently fitted four-piece luxurious family bathroom with a jacuzzi bath complete this floor. In addition, there is an abundance of storage cupboards on both floors.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3

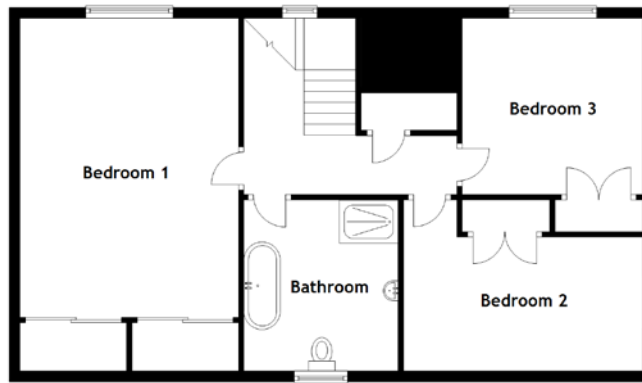
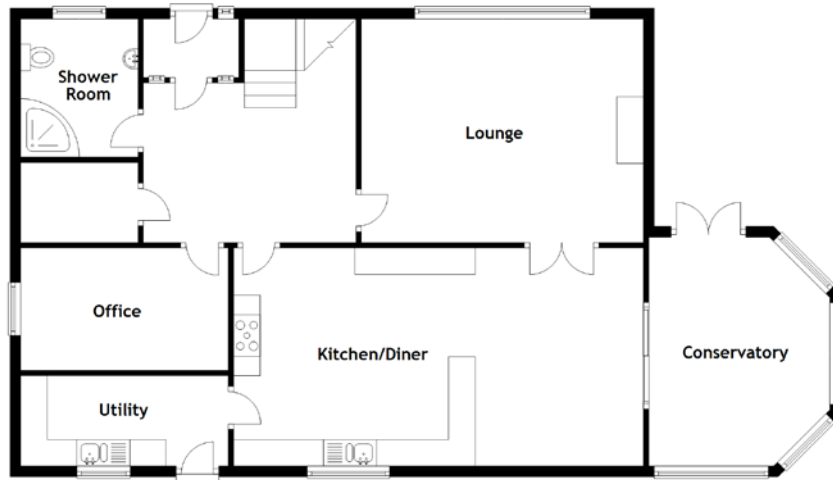


To the front of the property is a private gated driveway that leads to the large garage and allows secure off-street parking for several vehicle types. The garden has a high perimeter wall and is very private, laid mainly to lawn with borders containing various mature shrubs, plants, trees, and various seasonal flowers. A private raised patio area from the conservatory allows for some alfresco dining, and a recently constructed summer house and covered hot tub are fantastic for entertaining and enjoying the sun. The garden provides a secure environment for children and pets.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Lounge	5.30m (17'5") x 4.20m (13'9")
Kitchen/Diner	7.70m (25'3") x 4.10m (13'5")
Conservatory	4.30m (14'1") x 3.40m (11'2")
Utility	3.90m (12'10") x 1.70m (5'7")
Office	3.90m (12'10") x 2.30m (7'7")
Shower Room	2.60m (8'6") x 2.20m (7'3")
Bathroom	3.20m (10'6") x 2.90m (9'6")

Bedroom 1	5.60m (18'5") x 4.10m (13'6")
Bedroom 2	4.50m (14'9") x 3.20m (10'6")
Bedroom 3	3.40m (11'2") x 3.30m (10'10")

Gross internal floor area (m²): 182m²
EPC Rating: C

Extras: All floor coverings, blinds, curtains, and light fittings are included in the sale, other soft furnishings and electrical items are by separate negotiation.



THE LOCATION

This superior property and the town of Banff are on the coastal footpath of the Moray Firth. From here, you are within a short drive to some of the most talked about beaches on the Moray coast, where abundant wildlife can be seen, such as seals, dolphins, and the numerous species of birds that frequent this coastline. Banff is a historic town boasting spectacular scenery in and around the locality. The historic Duff House, stunning marina, harbours, and spectacular rugged coastline and 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 area is frequented by numerous visitors, especially during peak seasons. Banff has all the normal facilities one would expect from a vibrant seaside town, such as banking options, an NHS health centre, small shops, Post Office, restaurants and major supermarkets. The town of Banff offers primary and secondary school facilities.

There are also numerous leisure facilities available in the area, including two immaculate eighteen-hole links golf courses. The Duff House Royal is within walking distance and the famous Royal Tarlair golf course is 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 rivers, beaches, and rugged coastline to fish. A comprehensive East Coast bus network operates through Banff.



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