




McEwan Fraser Legal

Solicitors & Estate Agents

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2 Cromarty View

BANFF, ABERDEENSHIRE, AB45 1FD

BANFF

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2 Cromarty View and the picturesque seaside town of Banff are located on the coastal footpath of the Moray Firth a short drive or stroll will take you to some of the most talked-about beaches on the Moray coast, where an abundance of wildlife can be seen such as seals, dolphins, occasional whales 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, harbour and spectacular beaches are all close by.

All the normal facilities one would expect from a vibrant seaside town, such as several banking options, NHS health centre, hospital, small shops, Post Office, restaurants and major supermarkets, can be found close by.

There are some nice tearooms, other eateries, and hotels, all of which add to the appeal of the town and surrounding area. Banff also provides primary school and secondary school facilities with numerous leisure facilities available in the area including the immaculate Duff House Royal Golf Club: and the recently opened Deveron Sports Club offering a range of sporting options. The River Deveron is a short drive and 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 the town of Banff.



2 CROMARTY VIEW

BANFF, ABERDEENSHIRE, AB45 1FD

Situated in the upper part of the popular picturesque seaside town of Banff and located a short walk from both primary and secondary schooling, harbour, local shops, supermarkets and all other local amenities.

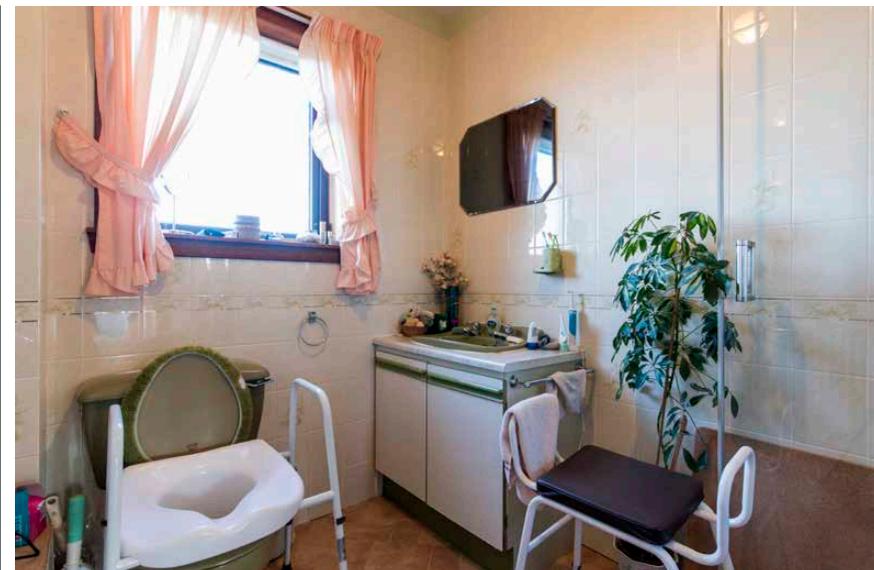
Number 2 Cromarty View is a substantial dwelling offering spacious living accommodation over a single ground floor level. The Property is presented to the market in a walk-in condition but requires some minor upgrading. The property further benefits from generous room sizes, double glazing and gas central heating. A fantastic opportunity to purchase an ideally located family home would suit the 1st time buyer a young family or retired couple. Early viewing is highly recommended to fully appreciate the location and the potential that this property has to offer.

Accommodation consists of a vestibule to the hallway which leads to the large lounge, dining kitchen, family shower room, utility room leading to the integrated garage and rear garden, two double bedrooms and a third smaller bedroom all of which have fitted wardrobes, and a guest WC completes the accommodation. In addition, there are ample storage cupboards on both floors.

To the front of the property, the driveway allows for off-street parking immediately in front of the garage. The front garden is laid to decorative stone chip with borders containing mature shrubs and seasonal flowers. The rear garden is gated to the side with a perimeter boundary wall mostly to lawn with a scattering of shrubs and plants, with a large vegetable area, this rear garden is perfect for entertaining, enjoying the sun and the views.



A SUBSTANTIAL
DWELLING
OFFERING
SPACIOUS LIVING
ACCOMMODATION



SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP

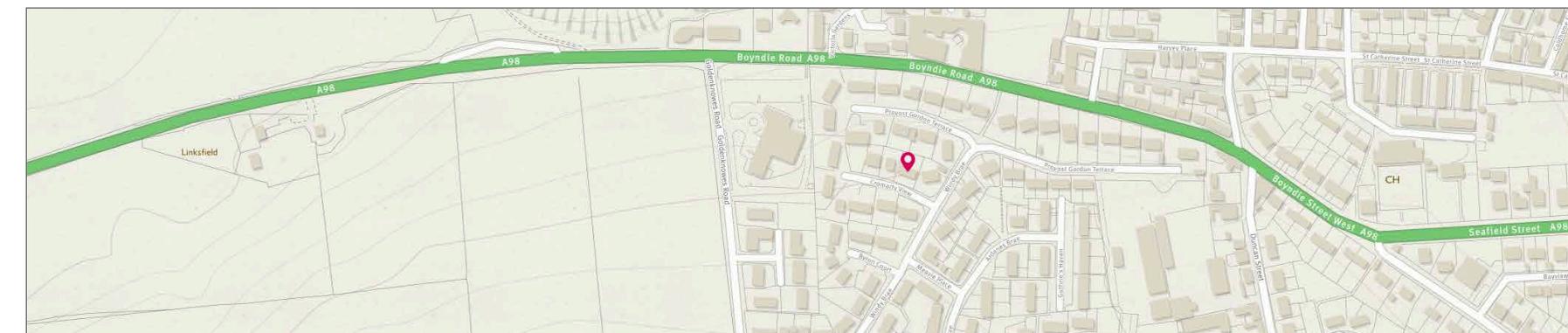


Approximate Dimensions (Taken from the widest point)

| | |
|-------------|-------------------------------|
| Lounge | 5.10m (16'9") x 3.50m (11'6") |
| Kitchen | 5.20m (17'1") x 3.70m (12'2") |
| Utility | 2.60m (8'6") x 2.00m (6'7") |
| Bedroom 1 | 3.80m (12'6") x 2.60m (8'6") |
| Bedroom 2 | 3.70m (12'2") x 3.20m (10'6") |
| Bedroom 3 | 3.30m (10'10") x 2.50m (8'2") |
| Shower Room | 2.50m (8'2") x 1.90m (6'3") |
| Garage | 5.50m (18'1") x 2.60m (8'6") |

Gross internal floor area (m²): 99m² | EPC Rating: D

Extras (Included in the sale): All fitted floor coverings, blinds, curtains, and light fittings.





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**Part
Exchange
Available**

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Text and description
PETER REID
Surveyor



Professional photography
SCOTT MARSHALL
Photographer



Layout graphics and design
ALLY CLARK
Designer