

Gardenia House

19 CASTLE STREET, BANFF, AB45 1DH



Excellent condition throughout, with many original features, including stained glass, fireplaces, cornicing and original balustrade



01343 610 444



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal are delighted to offer a superb opportunity to purchase Gardenia House, 19 Castle Street, an investment property. The property is HMO compliant (license required), which provides the flexibility of individual room lets or whole property rental. The property previously operated as a B&B business and could easily be returned to this basis or returned to a spacious family home. The property is located in the centre of Banff and is within walking distance of the main shopping areas, Marina, beach and bus stops.

THE LOUNGE



The extremely sizeable accommodation consists of a communal lounge, a modern, well-equipped kitchen with a ceramic hob and oven, microwave and island storage unit.

THE KITCHEN





There is a shared shower room, a utility room, and seven bedrooms over three floors plus two exterior bedrooms (7 with en-suite in total). The property also benefits from gas central heating, has been fully rewired with a recently replaced boiler and ADT Fire System and benefits from an off-street parking area to the rear (four cars +)

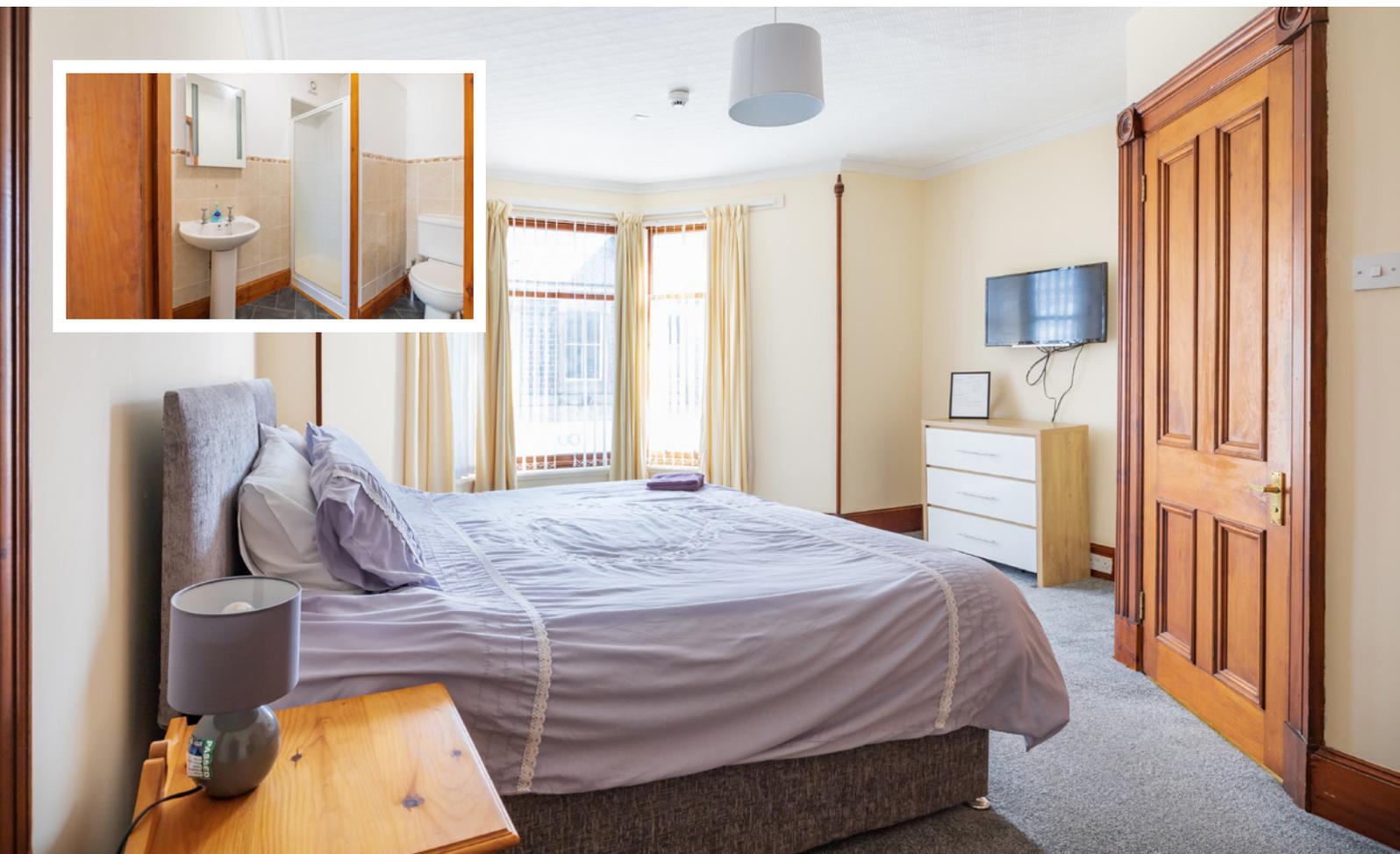
THE SHOWER ROOM



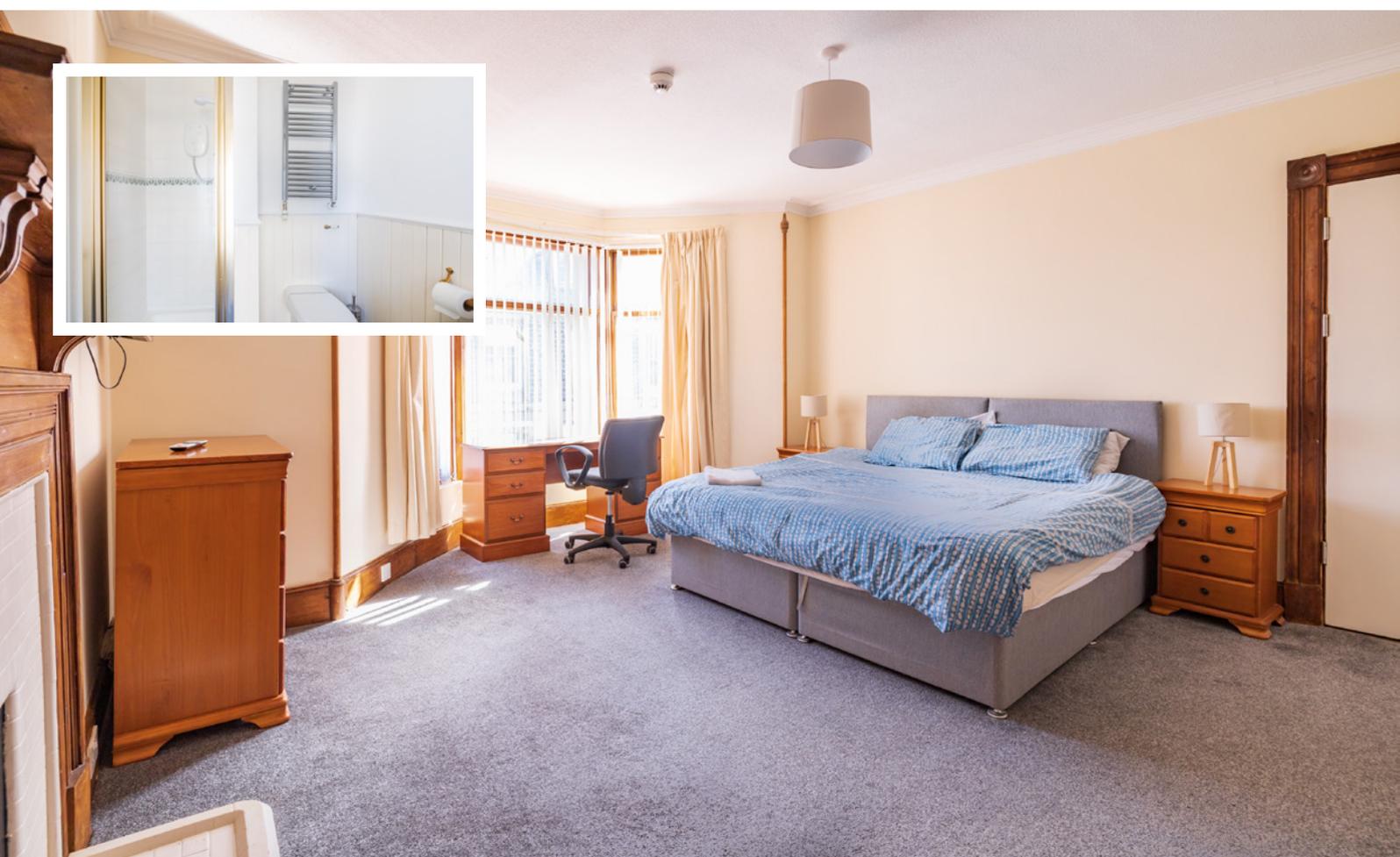
BEDROOM 1



BEDROOMS 2 & 3



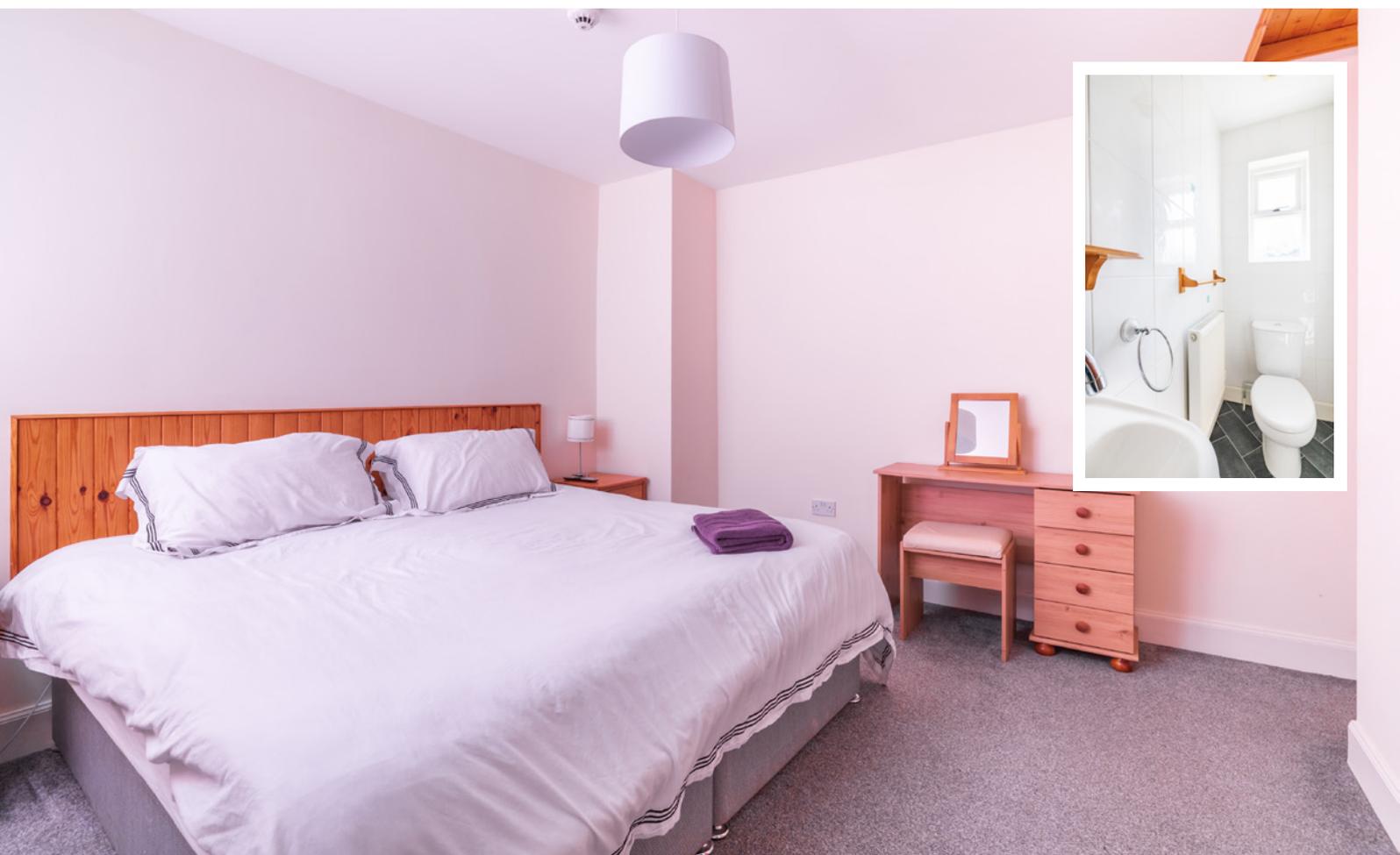
BEDROOMS 4 & 5



BEDROOMS 6 & 7

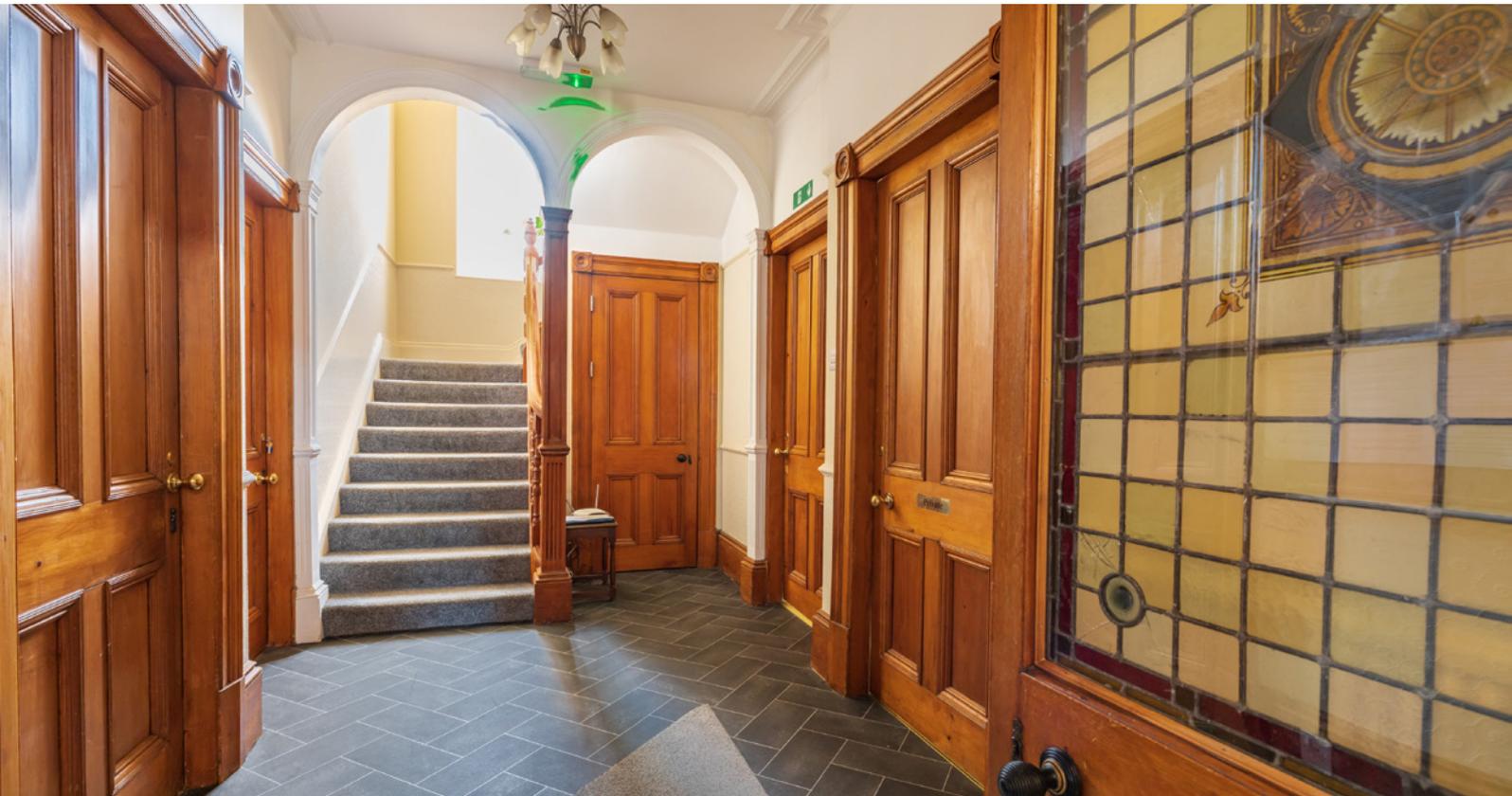
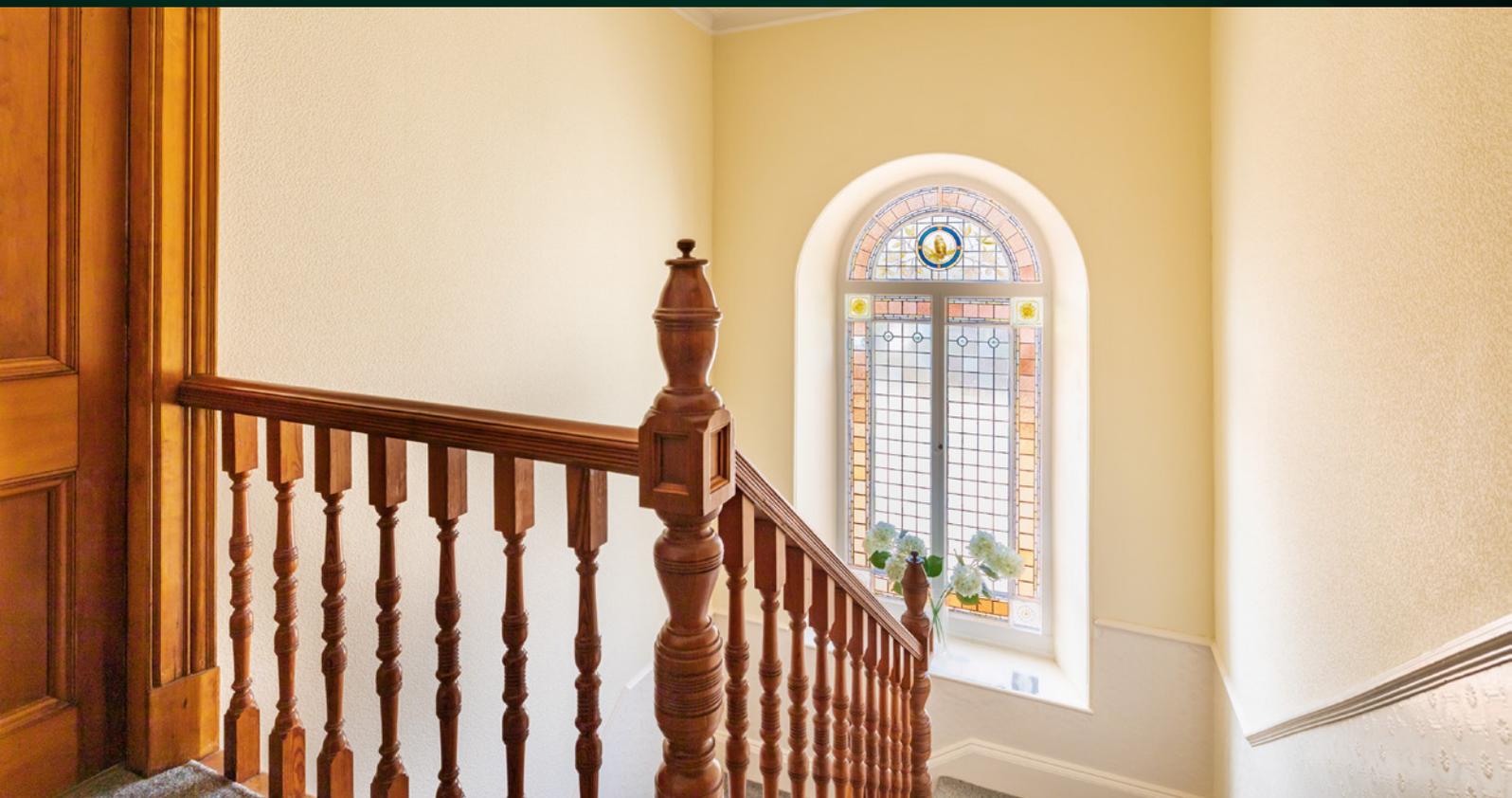


BEDROOMS 8 & 9



This property is in excellent condition throughout, with many original features, including stained glass, fireplaces, corning and original balustrade. Gardenia House would also work well as a Guest House or Bed & Breakfast. Alternatively, it could continue in its current form as an HMO with an excellent previous trading history which could be made available, on request, to interested parties.

ORIGINAL FEATURES

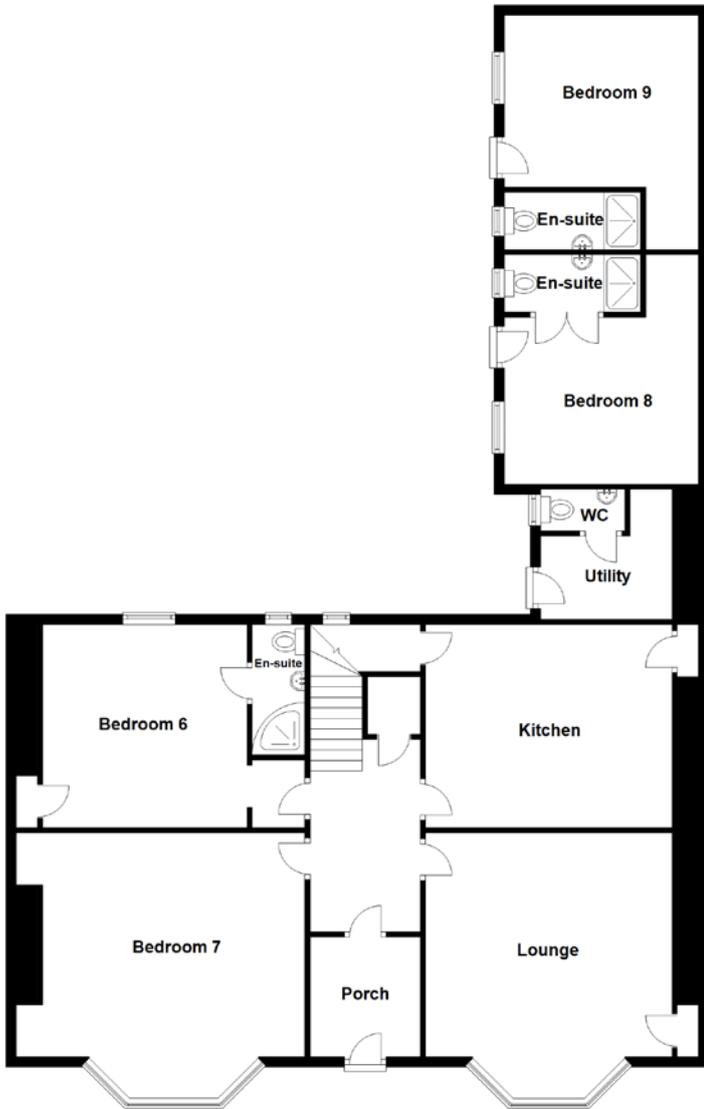


EXTERNALS

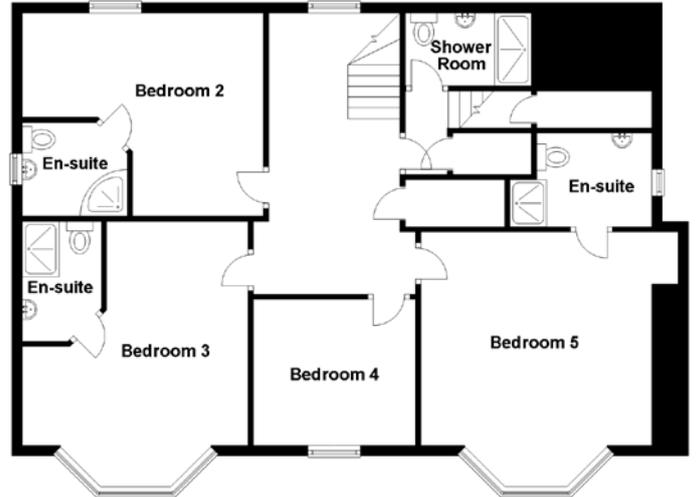


FLOOR PLAN, DIMENSIONS & MAP

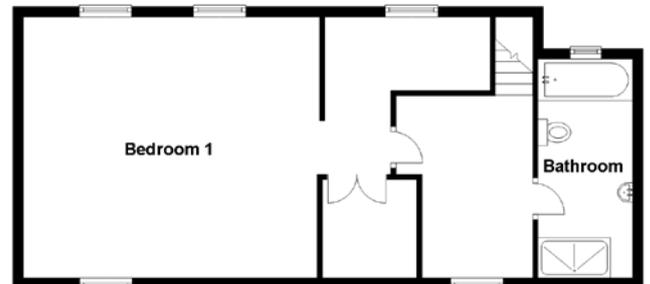
Ground Floor



First Floor



Second Floor



Approximate Dimensions
(Taken from the widest point)

Ground Floor

Lounge	4.70m (15'5") x 4.30m (14'1")
Kitchen	4.70m (15'5") x 3.90m (12'10")
Utility	2.50m (8'2") x 2.50m (8'2")
WC	1.60m (5'3") x 0.80m (2'7")
Bedroom 6	3.90m (12'10") x 3.50m (11'6")
En-suite	2.50m (8'2") x 1.00m (3'3")
Bedroom 7	5.00m (16'5") x 4.30m (14'1")
Bedroom 8	4.40m (14'5") x 3.70m (12'2")
En-suite	2.60m (8'6") x 1.10m (3'7")
Bedroom 9	4.50m (14'9") x 3.70m (12'2")
En-suite	2.60m (8'6") x 1.10m (3'7")

First Floor

Shower Room	2.40m (7'11") x 1.40m (4'7")
Bedroom 2	4.60m (15'1") x 3.90m (12'10")
En-suite	2.00m (6'7") x 1.80m (5'11")
Bedroom 3	4.40m (14'5") x 4.30m (14'1")
En-suite	2.30m (7'7") x 1.50m (4'11")
Bedroom 4	3.10m (10'2") x 2.80m (9'2")
Bedroom 5	4.40m (14'5") x 4.10m (13'5")
En-suite	2.00m (6'7") x 1.80m (5'11")

Second Floor

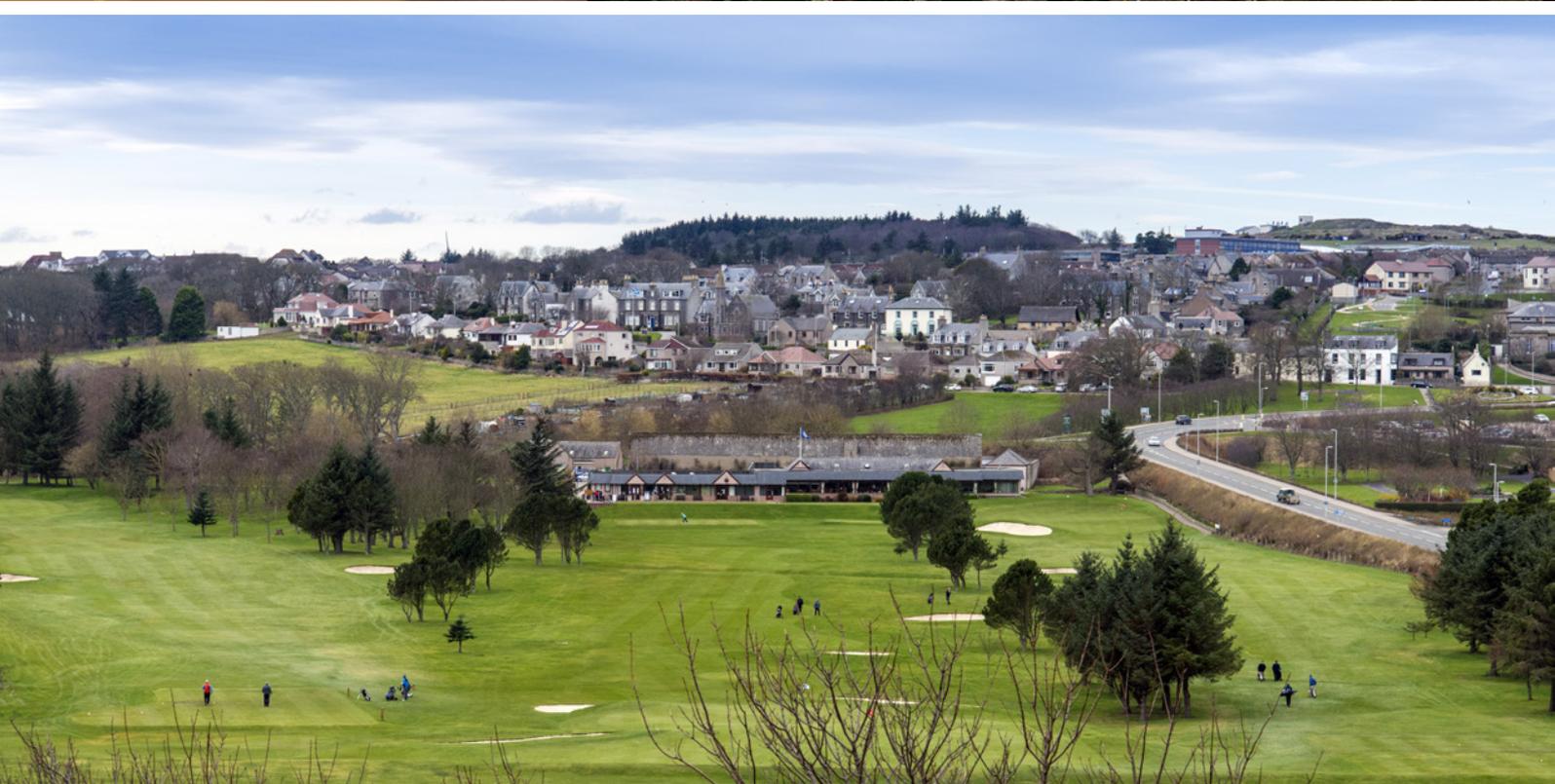
Bedroom 1	7.00m (23') x 5.00m (16'5")
En-suite	4.20m (13'10") x 1.80m (5'11")

Gross internal floor area (m²): 295m²

EPC Rating: D

THE LOCATION

Banff is a historic town with spectacular scenery in and around the locality. The coastal path of the Moray Firth. Historic Duff House, stunning marina, harbours and breathtaking beaches are all close. There are some excellent tearooms, delicatessens, eateries, and hotels, all of which add to the town's appeal. The area is frequented by numerous visitors, especially during peak seasons.





From Banff, you are a short drive to some of the most fabulous beaches on the Moray coast, where wildlife such as seals, dolphins, Ospreys and the numerous sea birds that frequent this coastline.

There are also numerous leisure facilities, including two immaculate 18 hole golf courses. Duff House Royal and Royal Tarlair golf courses are a short drive away. The mouth of the Deveron is 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 the town of Banff, with the East Coast rail network operating from Huntly.




Solicitors & Estate Agents

Tel. 01343 610 444
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

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