

# 10 St. Combs Court

BANFF, AB45 1GA



*DESIRABLE RESIDENTIAL LOCATION  
IN A PICTURESQUE SEASIDE TOWN*



01224 472 441



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)





---

McEwan Fraser Legal is delighted to offer for sale number 10 St. Combs Court, located in a desirable quiet cul-de-sac location in the ever-popular picturesque seaside town of Banff.

This substantial 4-bedroom 3-bathroom dwelling is presented to the market in an immaculate walk-in condition, with generous room sizes over two floors that allow for modern-day and versatile family living. Further benefitting from the immaculate decor in fresh neutral tones, with quality floor coverings, fixtures and fittings, full double glazing and gas central heating.

The property consists of a vestibule to a spacious hallway which in turn leads to all accommodation. A bespoke luxury kitchen with triple aspect windows is flooded with natural light with multiple wall and base mounted units with superior integrated and stand-alone appliances. Open plan to the formal dining area, with French doors to the extensive lounge, dual aspect windows, and a modern fireplace adding that touch of grandeur.

---

**10 St. Combs Court**





**Kitchen/Diner**







Also on the ground floor is a large utility room with a guest WC with access to the side and rear garden. A centrally located super modern family bathroom with a separate shower cubical and two large double bedrooms complete the ground floor accommodation.







**Utility & WC**







A carpeted staircase with a wooden balustrade leads to the huge landing which could easily be used as a home office. On this floor, there is the master bedroom with a large wardrobe with sliding mirrored doors and an en-suite shower room at the other end of the landing. There is a further double bedroom again with fitted wardrobes and an en-suite shower room.





**Bedroom 1**



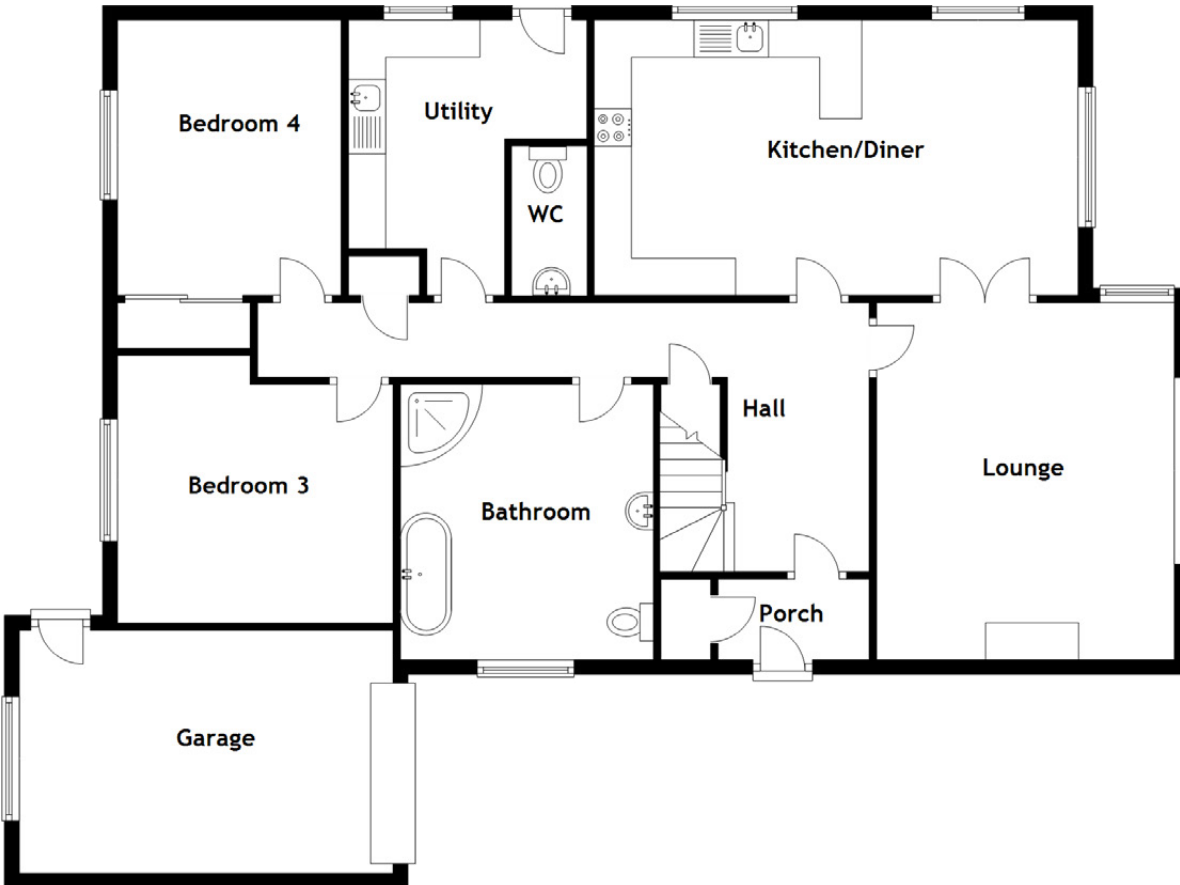
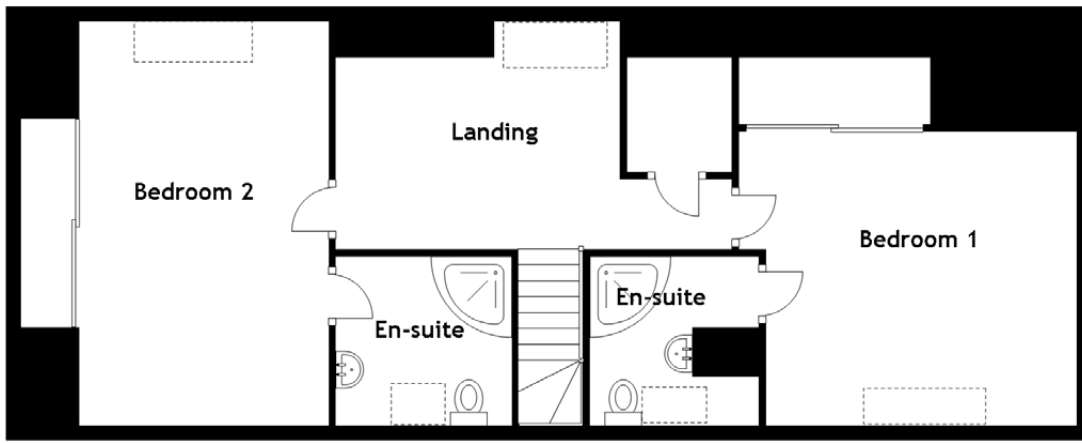




**Bedroom 2**







### Approximate Dimensions

(Taken from the widest point)

Kitchen/Diner	6.50m (21'4") x 3.70m (12'2")	Bedroom 1	4.60m (15'1") x 4.00m (13'1")
Lounge	4.90m (16'1") x 4.00m (13'2")	En-suite	2.30m (7'7") x 2.30m (7'6")
Bedroom 3	3.70m (12'2") x 3.20m (10'6")	Bedroom 2	5.50m (18') x 3.40m (11'2")
Bedroom 4	3.70m (12'2") x 3.00m (9'10")	En-suite	2.40m (7'10") x 2.30m (7'7")
Bathroom	3.70m (12'2") x 3.40m (11'2")		
Utility	3.70m (12'2") x 3.30m (10'10")	Gross internal floor area (m <sup>2</sup> ): 190m <sup>2</sup>	
WC	2.00m (6'7") x 1.00m (3'4")	EPC Rating: C	

The property further benefits from two garden areas. To the front and side of the property, a large drive laid to stone chip leads to the garage with side gated access to the rear garden. There is ample parking for several vehicles in front of the garage and on the drive. The rear garden with boundary wall is mainly laid to lawn with a separate patio area and is a fantastic spot for entertaining and enjoying the sun. The garden is fully enclosed making it a perfect and safe area for those with children or pets. A side door gives access to the garage which has power and light. A wooden shed completes the garden and will remain.





---

The property is located in the historic upper area of Banff and a short walk or evening stroll to the local harbour, local shops, supermarkets and schools, plus all the other amenities you would expect to find in a vibrant seaside town. An ideal purchase for those looking for a spacious property with room for a family to grow in a quiet location and is quite simply a must-view. This superior property and Banff's town are on the Moray Firth's coastal footpath. 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. Other facilities one would expect from a vibrant seaside town, such as banking options, NHS Health Centre, small shops, Post Office, restaurants and major supermarkets are available and can be found close by.

Banff offers preschool, primary school and secondary school facilities. There are also numerous leisure facilities available in the area, including two immaculate eighteen-hole golf courses. The East Coast Rail Network operates through Huntly, providing a link to both Inverness and Aberdeen with Huntly railway station being the nearest link to the town of Banff approximately 16 miles away with free parking. A comprehensive East Coast bus network also operates from the town of Banff.



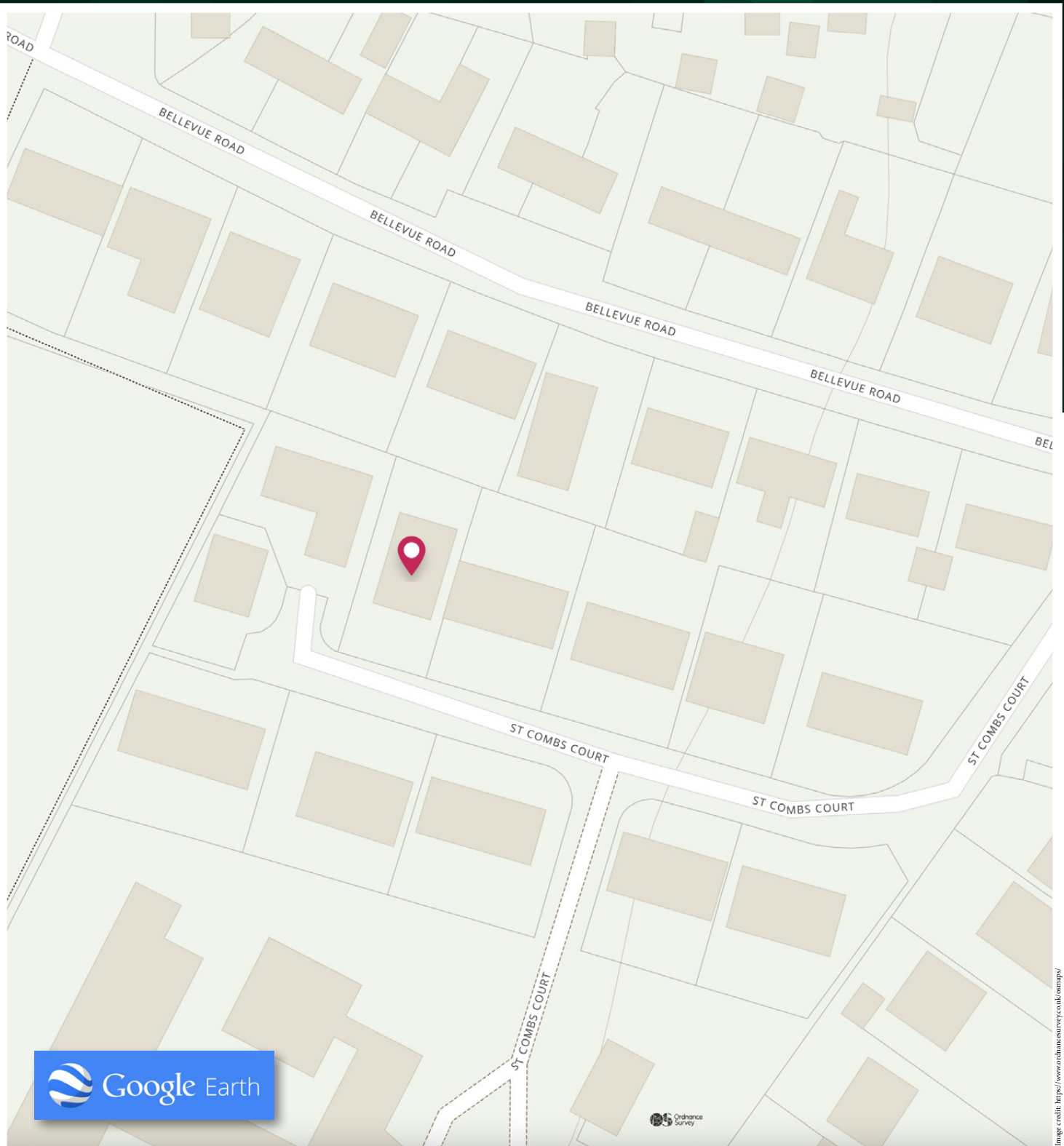


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01224 472 441

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available



THE SUNDAY TIMES  
THE SUNDAY TIMES



Text and description  
**PETER REID**  
Area Sales Manager



Layout graphics and design  
**ALAN SUTHERLAND**  
Designer

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.