




McEwan Fraser Legal

Solicitors & Estate Agents

01224 472 441

25 Duncan Street

BANFF, ABERDEENSHIRE, AB45 1EQ

The area

25 Duncan Street and the picturesque seaside town of Banff are located on the coastal footpath of the Moray Firth. 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 where an abundance of wildlife can be seen such as seals, dolphins and the numerous species of birds that frequent this coastline. Banff also provides primary school and secondary school 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 right on your doorstep with the River Spey a short drive and both are renowned for their salmon and trout fishing. There are also numerous harbours, beaches and rugged coastline to fish. All the other standard facilities one would expect from a vibrant seaside town, such as several banking options, NHS health centre, small shops, post office, restaurants and major supermarkets, can be found close by. There are some excellent tearooms, other eateries, and hotels, all of which add to the appeal of the town and surrounding area which is frequented by numerous visitors, especially during peak seasons. A comprehensive East Coast Bus network operates through the town.





The property

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, 25 Duncan Street is a substantial 6-bedroom detached property with a recently remodelled one bedroom self-contained annexe that would suit extended family living or has enormous potential as an Air B&B.

The current owners during their tenure have carried out some extensive upgrades including new UPVC double glazing throughout, a new shower room in the main house, a new small extension to the rear of the property and the re-design and reinstatement of the annexe. Offering spacious and versatile living accommodation over two levels and providing modern-day family living, the property further benefits from full double glazing and gas central heating. Presented to the market in a walk-in condition which would suit the young family with room to grow or the extended family. Early viewing is highly recommended to fully appreciate the size of the property and the self-contained annexe.





The front porch, leads to a welcoming hallway which allows access to all other accommodation. The ground floor comprises two main principal rooms, one with a large bay window and a recently installed modern log fire adding that touch of grandeur. The other main lounge is used by the family as their main TV room. The hall also leads you through to the rear of the property passing an open-plan music area and into the extensive dining area again with another recently installed wood-burning stove. The kitchen has multiple wall and base units with contrasting worktops, with some integrated and stand-alone appliances. Off the kitchen, there is a separate rear staircase leading to a double bedroom that has en-suite facilities. There is also a four-piece family bathroom with a separate shower cubical. Another recently installed three piece family shower room and a utility room with bedroom five completes the ground-floor accommodation.







“...The hall also leads you through to the rear of the property passing an open-plan music area and into the extensive dining area...”





A carpeted staircase with wooden balustrade leads to the first floor, where you will find four double bedrooms two of which have en-suite shower rooms with a centrally located family bathroom completing the upper floor. In addition, there are ample storage cupboards throughout the property.







The details

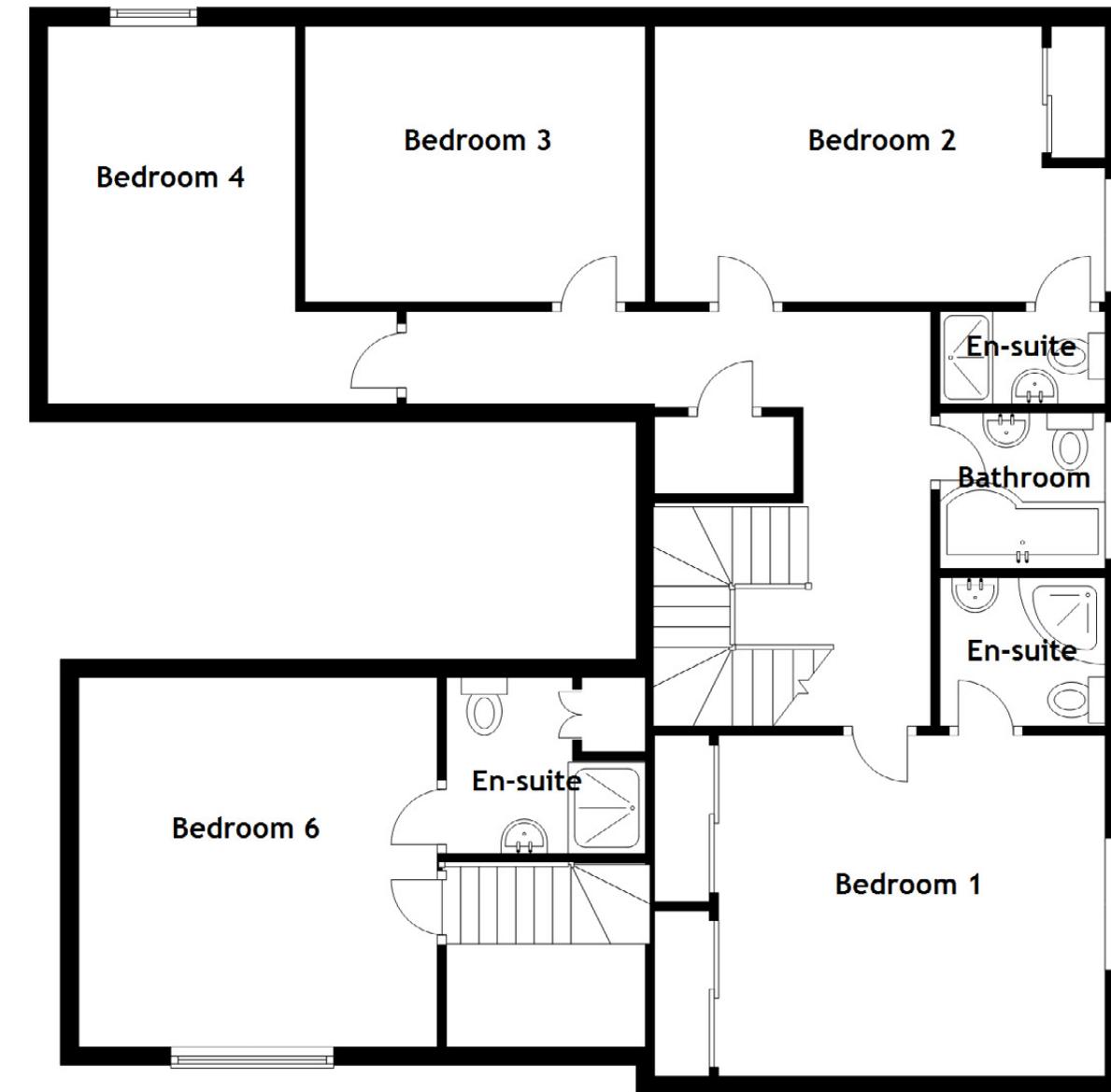
Approximate Dimensions
(Taken from the widest point)

Lounge	4.90m (16'1") x 3.70m (12'2")
Family Room	4.90m (16'1") x 3.60m (11'10")
Dining Room	6.50m (21'4") x 2.40m (7'11")
Kitchen	4.10m (13'5") x 3.60m (11'10")
Bedroom 1	4.20m (13'10") x 3.70m (12'2")
Bedroom 2	4.90m (16'1") x 3.17m (10'5")
Bedroom 3	3.70m (12'2") x 3.00m (9'10")
Bedroom 4	4.10m (13'5") x 2.70m (8'10")
Bedroom 5	3.70m (12'2") x 3.30m (10'10")
Bedroom 6	4.01m (13'2") x 3.90m (12'9")
Bathroom	2.90m (9'6") x 2.80m (9'2")
Shower Room	2.50m (8'2") x 2.00m (6'7")
Bathroom	1.80m (5'11") x 1.69m (5'7")
Utility	3.10m (10'2") x 1.64m (5'4")

Gross internal floor area (m²): 315m²

EPC Rating: E

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

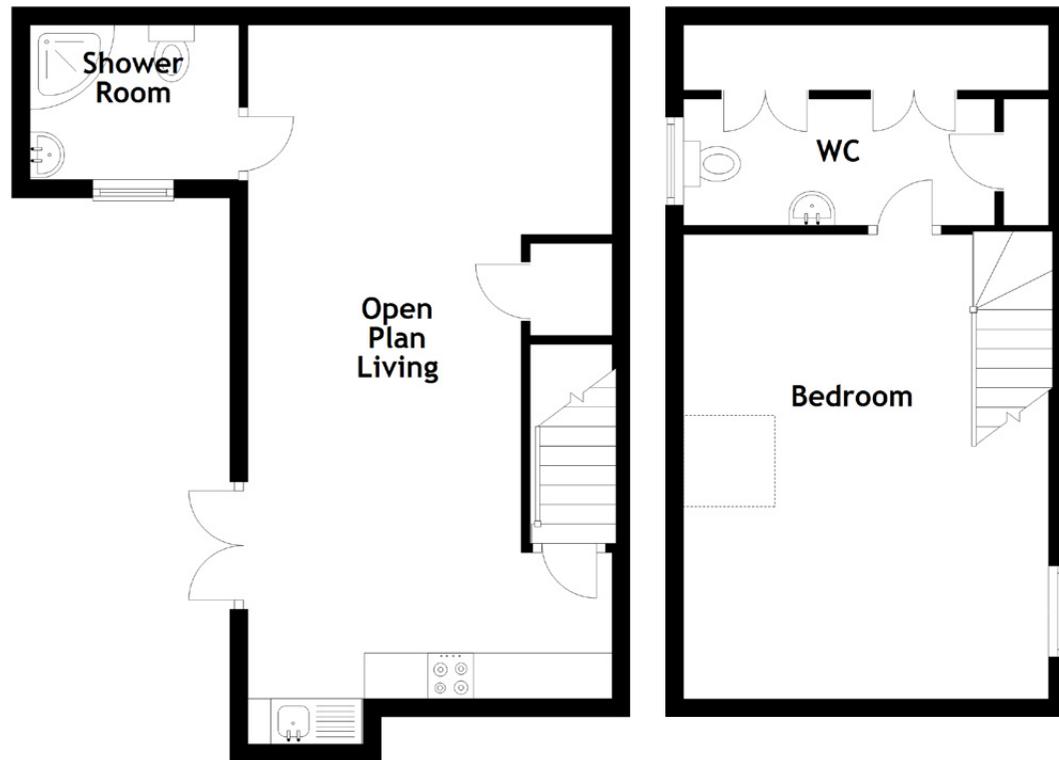


The annexe is over two floors with a spacious modern open-plan lounge, kitchen separate and dining area. Off the lounge is a modern 3-piece shower room, a carpeted staircase with a wooden balustrade leads to a large double bedroom with a WC and hand wash basin, finished off with full-length cupboards.





Annexe details

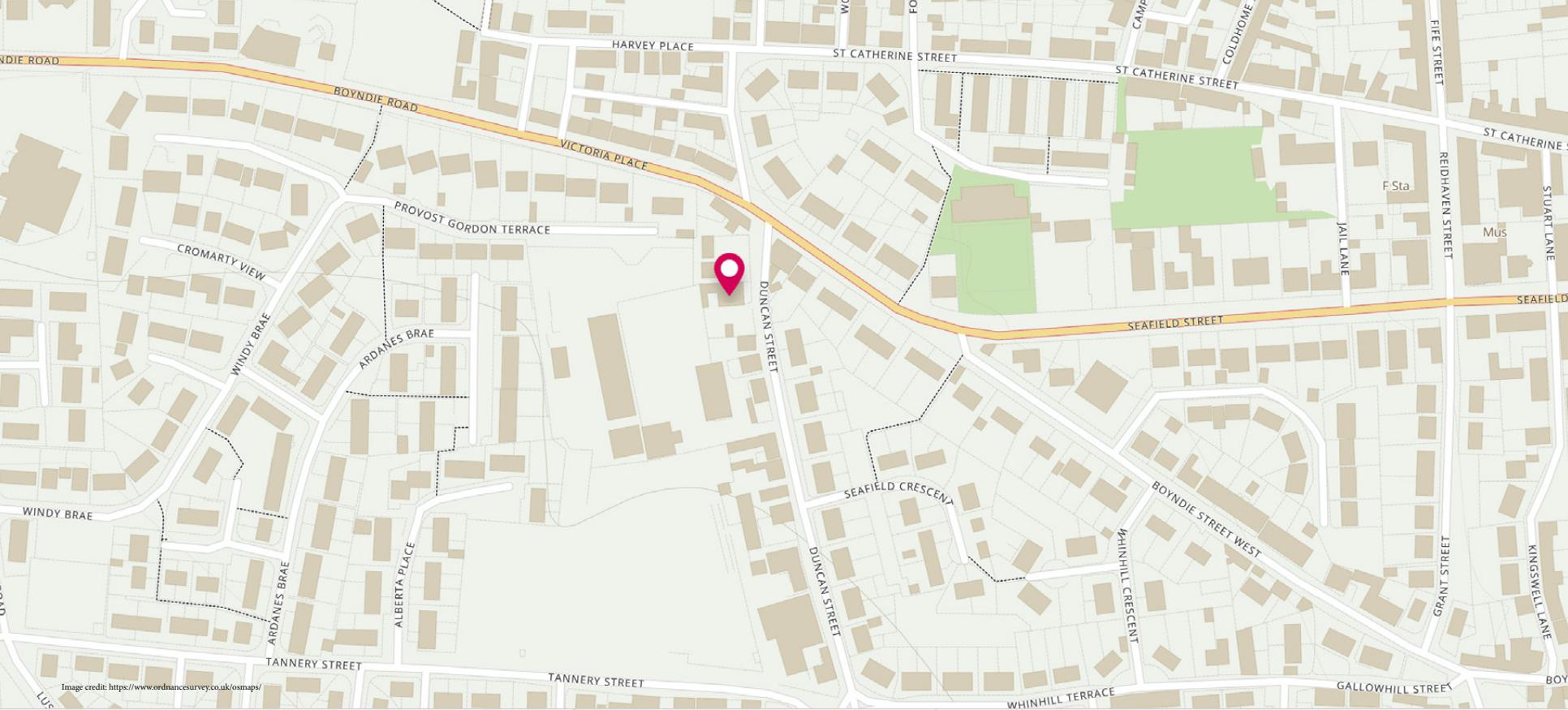


Approximate Dimensions
(Taken from the widest point)

Open Plan Living	7.90m (25'11") x 4.00m (13'1")
Bedroom	5.10m (16'9") x 4.00m (13'1")
Shower Room	2.30m (7'6") x 1.70m (5'7")
WC	3.41m (11'2") x 1.39m (4'7")

To the front of the property a gated walled garden is laid to decorative stone chip. A private drive to the side leads to the rear garden where you can access the annexe and the rear of the property. This substantial south-facing rear gated garden is walled or fenced on all sides providing a secure environment for children and pets alike and also allows parking for several vehicles. A stone outbuilding with power and light has recently been re-roofed and will make a fantastic workshop or great for further outdoor storage.





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Tel. 01224 472 441
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

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Text and description
PETER REID
 Area Sales Manager



Layout graphics and design
ALAN SUTHERLAND
 Designer