



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
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**43 St Catherine Street**

BANFF, ABERDEENSHIRE, AB45 1JQ



# 43 ST CATHERINE STREET

## BANFF

The town of Banff is located on the coastal footpath of the Moray Firth, where you are within a short drive or walk to some of the most talked about beaches on the Moray Coast, Boyndie, Sandend and Cullen to name but a few, where you can find yourself completely alone with acres and acres of sand stretching out in front of you, with only the abundance of wildlife that frequents these shores to keep you company, from seals to dolphins and numerous species of birds.

The River Deveron is right on your doorstep with the River Spey a short drive from this property, both are world famous for their salmon and trout fishing. The angler really is spoilt for choice with rivers, beaches, and rugged coastline to fish. There are also numerous leisure facilities available including two immaculate 18-hole golf courses. The Duff House Royal in Banff and the famous Royal Tarlair links course is less than three miles away in the town of MacDuff.

All the normal facilities one would expect can be found locally, there are pre-school, primary school and secondary school facilities available, with several banking options, a major NHS health centre, local shops, post office, major supermarkets, restaurants, cafés, a multitude of tearooms, delicatessens, hotels and pubs, A comprehensive East Coast bus network also operates from the town of Banff.

43 St Catherine Street is situated in the popular picturesque town of Banff and a short walk or evening stroll to the local harbour, local shops, supermarkets and all other amenities, you would expect to find in a vibrant seaside town. This substantial upper floor three bedroom dwelling offers spacious living accommodation which will require some modernisation and upgrading. The property is presented with generous room sizes, double glazing, and gas central heating. A fantastic first-time purchase and Buy-To-Let investment. Hallway and stairway leading to all first-floor floor accommodation, large lounge with dual aspect windows, two large bedrooms with bay windows and a further small bedroom, kitchen with large dining room, and family bathroom.

The property has a small secluded garden to the rear of the property with a gated entry laid partially to lawn with a scattering of shrubs, plants, and mature bushes.





# SPECIFICATIONS

Approximate Dimensions  
(Taken from the widest point)

Lounge	4.80m (15'9") x 4.10m (13'5")
Dining Area	3.90m (12'10") x 2.80m (9'2")
Kitchen	2.90m (9'6") x 1.90m (6'3")
Bedroom 1	4.80m (15'9") x 4.40m (14'5")
Bedroom 2	4.80m (15'9") x 4.20m (13'9")
Bedroom 3	2.00m (6'7") x 2.00m (6'7")
Bathroom	3.40m (11'2") x 1.70m (5'7")

Gross internal floor area (m<sup>2</sup>) - 96m<sup>2</sup>

EPC Rating - E

Extras  
(Included in the sale)

All floor coverings, blinds, curtains and light fittings are included in the sale.

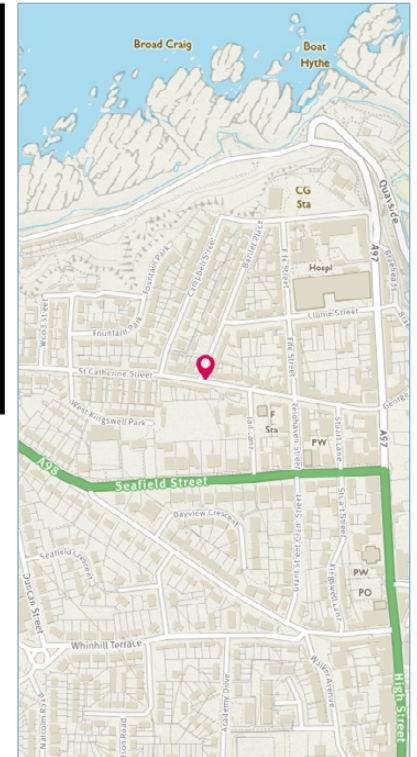


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Text and description  
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