

3 Church Street

BANFF, AB45 1GL



*SEMI-DETACHED TRADITIONAL GEORGIAN
DWELLING CLOSE TO THE SHORELINE*



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3 Church Street Banff is a grade C Listed property circa 1760 originally a two-storey and latterly extended upwards to incorporate a second floor.

The property is located in a quiet popular residential area of Banff, a historic picturesque seaside town on the Moray Coast. The property has retained some original features. In addition, the property further benefits from sash and case windows, with some double glazing units to the rear of the property and gas central heating. The property once renovated would suit the young family the professional couple or a fantastic holiday or second home, viewing is a must to appreciate all that is on offer.

From the front of the property, the hallway leads to the dining room which in turn leads to the rear hallway and kitchen, access to the garden is from the rear hallway. A shower room with disabled use is also located off the front hallway.



dining room





the kitchen







A carpeted staircase with a wooden balustrade leads to the first floor and second-floor landings, where there is two principal rooms on the first floor a formal lounge and bedroom 3, bedrooms 1 & 2 can be found on the second floor. There is also an abundance of storage cupboards throughout the property.

The south-easterly rear garden is private with a very high perimeter wall and can be accessed from the property or from the side access gate.

Laid mostly to decorative stone chip with a garden area containing a variety of mature shrubs, plants and seasonal flowers. The garden is ideal for enjoying the afternoon sun, entertaining, some alfresco dining and a safe environment for children and pets alike.

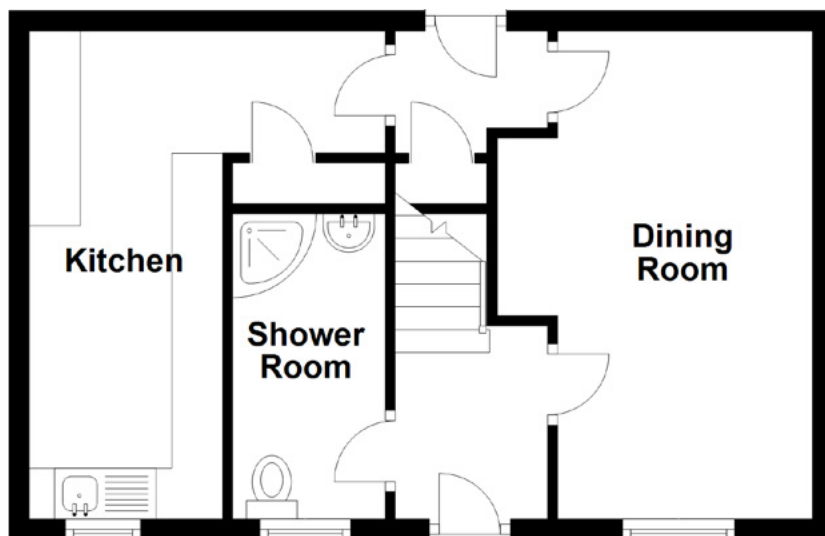
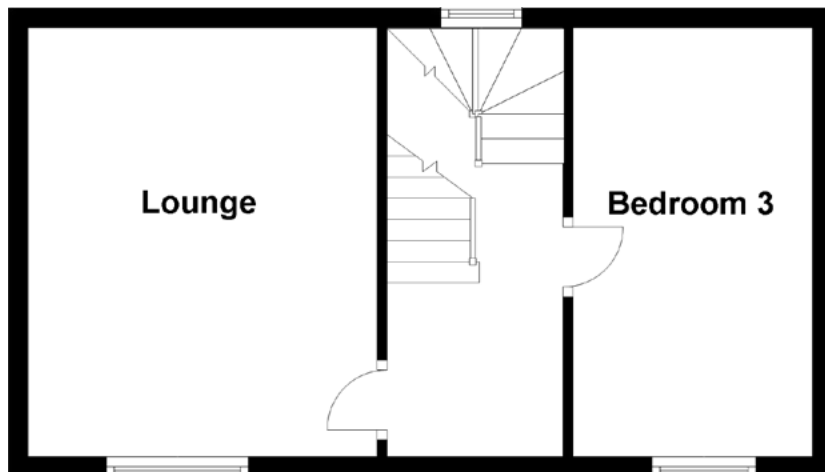
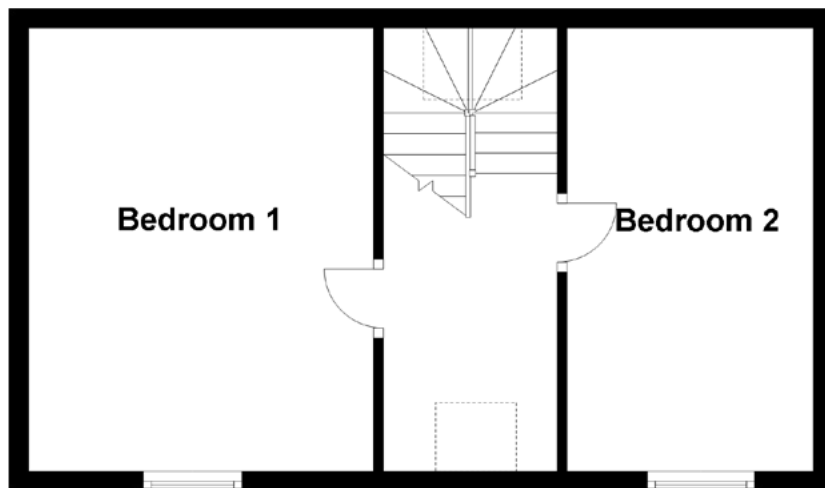


the lounge





the bedrooms



Approximate Dimensions
(Taken from the widest point)

Dining Room	4.80m (15'9") x 3.10m (10'2")	Bedroom 2	4.50m (14'9") x 2.50m (8'2")
Kitchen	4.80m (15'9") x 3.60m (11'10")	Bedroom 3	4.30m (14'1") x 2.40m (7'10")
Shower Room	3.00m (9'10") x 1.50m (4'11")		
Lounge	4.30m (14'1") x 3.50m (11'6")	Gross internal floor area (m ²): 102m ²	
Bedroom 1	4.50m (14'9") x 3.70m (12'2")	EPC Rating: E	



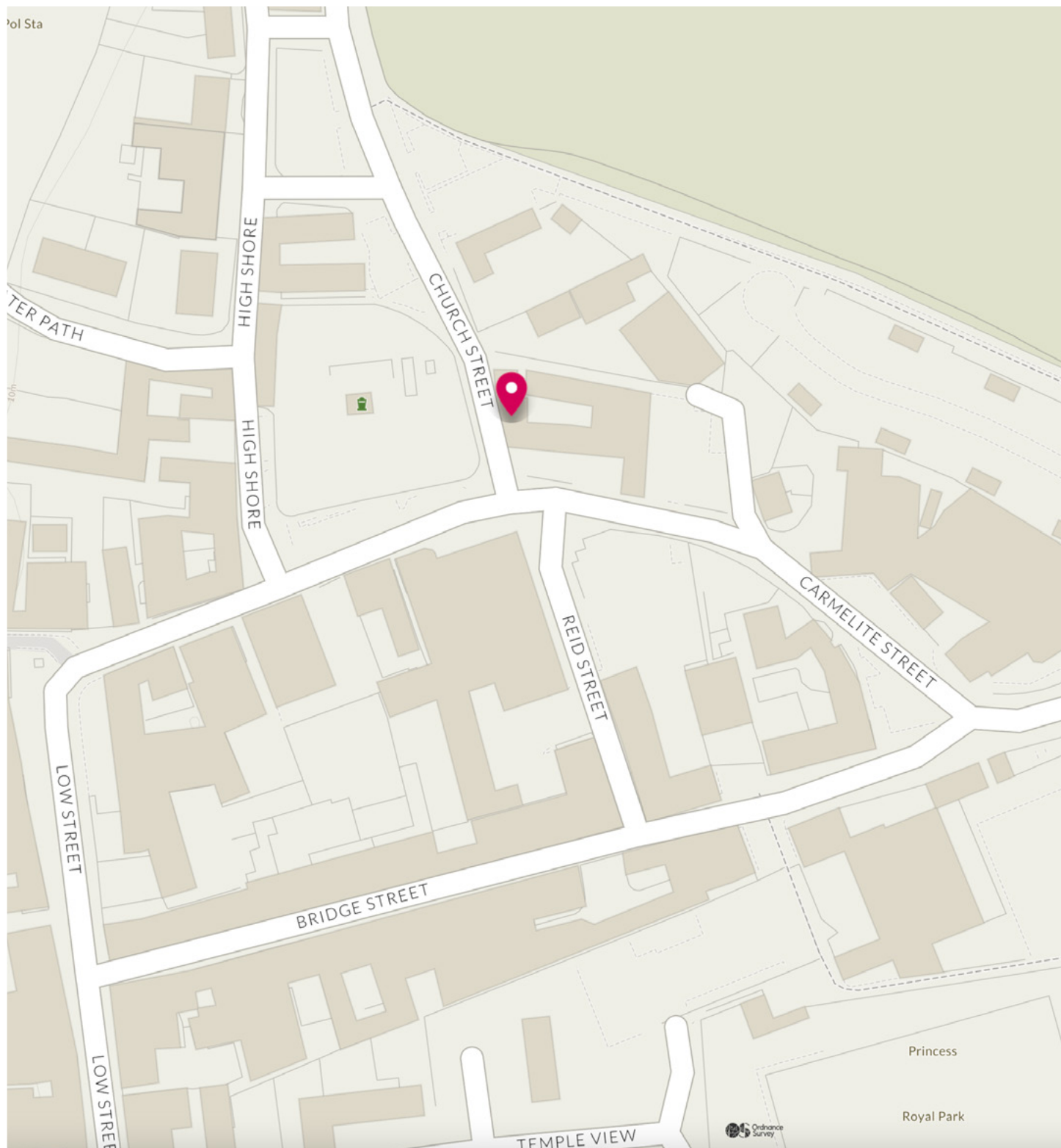


This much loved house has been in the same family since 1891 and is situated right next to the beach at Banff Bay with Banff Marina being a short stroll away. The town of Banff is on the coastal footpath of the Moray firth where you will find an abundance of wildlife, such as seals, dolphins and numerous species of birds

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. The area is frequented by numerous visitors, especially during peak seasons.

There are also numerous leisure facilities available in the area, including two immaculate 18 hole golf courses. The Duff House Royal and the famous Royal Tarlair links golf course are a short drive away. The mouth of the River Deveron is on your doorstep and is renowned for its salmon and trout fishing.





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