

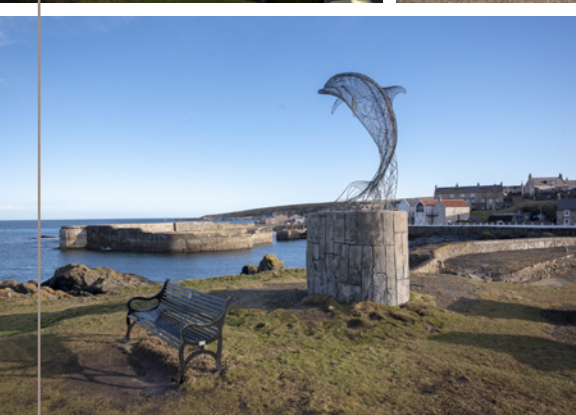


  
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**20 South High Street**

PORTSOY, BANFF, ABERDEENSHIRE, AB45 2NT





# PORTSOY

BANFF, ABERDEENSHIRE, AB45 2NT

"...THE MOST TALKED-ABOUT BEACHES  
ON THE MORAY COAST..."

The town of Portsoy is located on the Moray Firth Coast of North East Scotland, 50 miles north-west of Aberdeen and 65 miles East of Inverness. A short stroll will find you at the historic harbour dating from 1692 and is the oldest on the Moray Firth. The "New" Harbour was built in 1825 for the growing herring fishery. Portsoy, notably the harbour, has featured in BBC period dramas "The Cameron's" and "The Shutter Falls" and most recently, was the principal film location for Gillies MacKinnon's 2016 film 'Whisky Galore'

Locally you have some of the most talked-about beaches on the Moray coast, Sandend and Cullen to name but a few, where you can find yourself completely alone with acres of sand stretching out in front of you with only the abundance of wildlife that frequent these shores to keep you company, from seals to dolphins and numerous species of birds.

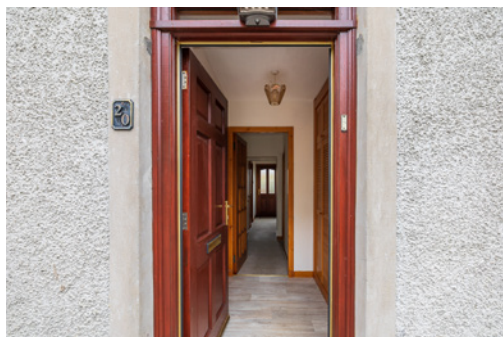
The River Deveron is a short drive from this property and is renowned for its salmon and trout fishing. There is also a choice of beaches, rugged coastline and harbours to fish with numerous leisure facilities available in the area, including a multitude of immaculate golf courses, The Duff House Royal in Banff and the

Royal Tarlair in Macduff.

All the normal facilities one would expect can be found locally. There is a highly regarded primary school in Portsoy, with secondary schooling facilities available in the nearby towns of Buckie and Banff, a variety of local shops can be found within the town, NHS health centre, post office, supermarket, restaurants, cafés, and pubs, all of which add to the appeal of this area, which is frequented by numerous visitors especially during peak seasons and the famous local Portsoy Boat Festival. A comprehensive East Coast bus network also operates through the town of Portsoy. With the East Coast rail network operating from Huntly or Keith.







# 20 SOUTH HIGH STREET

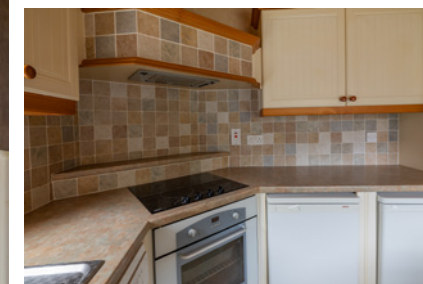
PORTSOY, BANFF, ABERDEENSHIRE, AB45 2NT

"...THIS IDEALLY LOCATED PROPERTY WOULD SUIT THE YOUNG FAMILY AS A FIRST-TIME PURCHASER OR A FANTASTIC BUY TO LET OR HOLIDAY HOME..."

A fantastic opportunity to purchase a generously appointed three bedroom semi-detached property situated in a popular residential location and within walking distance to the town centre and harbour. The property is presented to the market with generous room sizes and fresh neutral decor, further benefiting from gas central heating and double glazing. This ideally located property would suit the young family as a first-time purchaser or a fantastic buy to let or holiday home. Early viewing is a must, to fully appreciate the location and accommodation on offer.

The property comprises; enter from the front of the property to the vestibule and hallway to all accommodation, huge reception room with patio doors to the rear garden, dining kitchen with multiple wall and base mounted units and contrasting worktops, formal dining room/bedroom three, the four-piece family bathroom with separate shower cubical and jacuzzi bath complete the ground floor. A wooden staircase leads to the first-floor landing where you have two very large double bedrooms both have fitted cupboards. In addition, there are ample storage cupboards throughout the property.

Located in a cul-de-sac location with ample parking immediately to the front of the property. Access to the extensive rear garden is from the rear hallway or via a high gate to the side of the property. The garden is bordered by a large boundary wall with intertwining paths that lead to several seating areas, the gardens are awash with colour throughout the year with an abundance of mature trees, shrubs, plants and seasonal flowers, a fantastic safe and secure environment for those who have children or pets. The summer house is perfect for entertaining, alfresco dining and enjoying the sun.







# SPECIFICATIONS

## FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

|             |                                |
|-------------|--------------------------------|
| Lounge      | 8.80m (28'10") x 3.70m (12'2") |
| Dining Room | 3.70m (12'2") x 3.60m (11'10") |
| Kitchen     | 4.10m (13'5") x 3.00m (9'10")  |
| Bedroom 1   | 6.50m (21'4") x 3.50m (11'6")  |
| Bedroom 2   | 3.90m (12'10") x 3.50m (11'6") |
| Bathroom    | 2.90m (9'6") x 2.90m (9'6")    |

Gross internal floor area (m<sup>2</sup>): 110m<sup>2</sup> | EPC Rating: E

Extras (Included in the sale): All fitted floor coverings, curtains, blinds and light fitments are included.

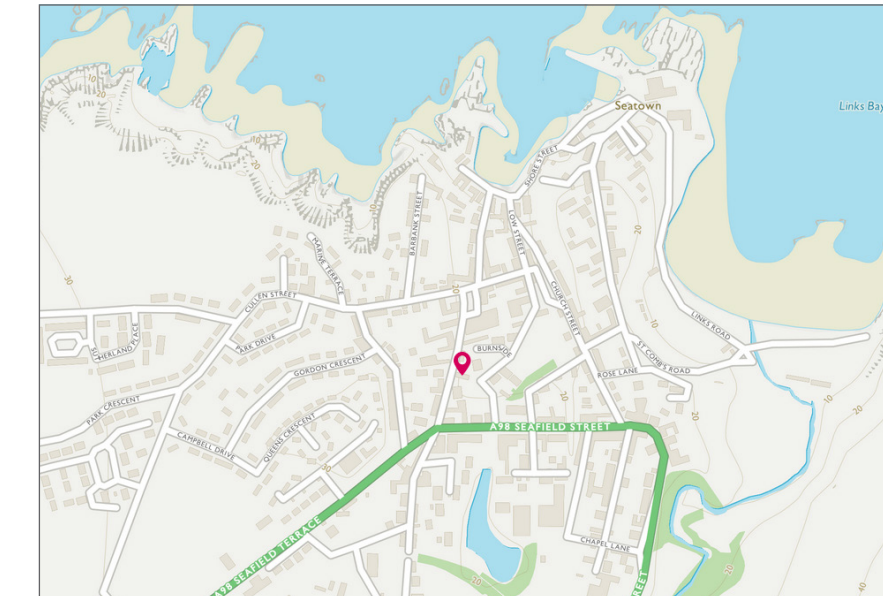
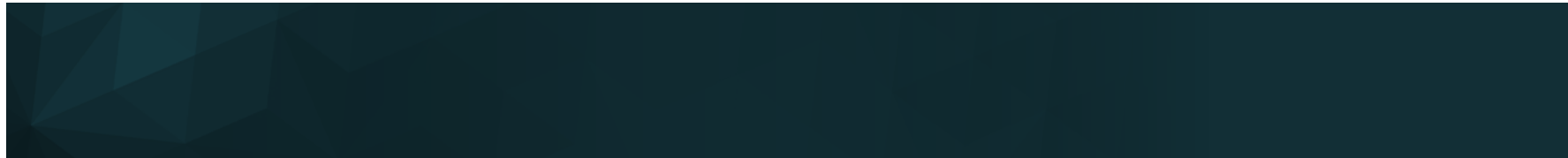


Image credit: <https://www.orthancartography.co.uk/>



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