




McEwan Fraser Legal
Solicitors & Estate Agents
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Brymor, 26 Boyndie Street West

BANFF, AB45 1EY



BANIFF

AB45 1EY



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his superior property is within the town of Banff, close to the Moray Coastal footpath. You are within a short drive of some of the most famous beaches on the North East coast. There is an abundance of wildlife, from seals to dolphins, and numerous species of birds to be appreciated.

Banff boasts an impressive history with some spectacular scenery, much of which is within a short walk of the property as are the local town facilities- cafes, hotels, primary and secondary schools, churches and medical and dental facilities. The town is an important tourist centre particularly in the summer months when the annual Portsoy Boat festival is a renowned attraction.

There are many splendid leisure facilities in the area; two fine 18 hole golf courses are a close-by ; the River Deveron is on your doorstep and the River Spey a half hour drive away.

**IMMACULATE SUPERIOR 4 BEDROOM
DETACHED HOUSE**

**SUBSTANTIAL, FULLY MODERNISED
AND RE-DECORATED TO AN
EXCEPTIONAL STANDARD**



BRYMOR

26 BOYNDIE STREET WEST





**ENTRANCE HALL
KITCHEN
UTILITY
LOUNGE
SITTING ROOM**



B

rymor" is situated in an elevated position giving fantastic sea views over the Moray Firth and the historic town of Banff. Occupying a quiet, popular residential area of this picturesque seaside town number 26 Boyndie Street West is located a short walk or evening stroll to the local harbour, local shops, super markets, and schools plus all the other amenities you would expect to find in a vibrant seaside town.

This substantial property offers spacious modern day living accommodation over two floors, of which the current owners have modernized and upgraded to an exceptional standard with no expense spared, a total new roof in traditional slate is one of the many recent upgrades. The property has retained many original features including ceiling cornice, ceiling rose, picture rails, pitch pine panel doors and high skirting boards further benefiting from full double glazing and gas central heating. Viewing is a must and highly recommended to appreciate this spectacular property.

Access to the substantial house is through the attractive vestibule with part glazed hardwood exterior door which in turn leads to the welcoming traditional reception hall. There are two principal rooms to the ground floor level providing flexible accommodation with a handy guest cloakroom. The spacious formal lounge is located to the West side of the property with windows to the North and West with patio doors to the South leading to the walled garden, a focal fireplace which gives the room its opulence and grandeur. The dining room/second lounge is located to the rear with a large bay window giving the room fantastic garden views and an abundance of light. The fully integrated dining kitchen includes beech wood effect floor and wall mounted units with granite effect worktops with "kamdean" tiled flooring, patio doors leading to a large decked area and rear garden. A door leading to the utility room, which has the same wall and base units with granite effect worktops. Carpeted staircase with wooden balustrade leads to the first floor landing with large window giving excellent sea views. Master bedroom is bright and spacious with triple aspect windows, fitted bedroom units and selection of wardrobes. Three additional bedrooms have fitted wardrobes or cupboards. A four piece family bathroom with shower over the bath completes the accommodation.

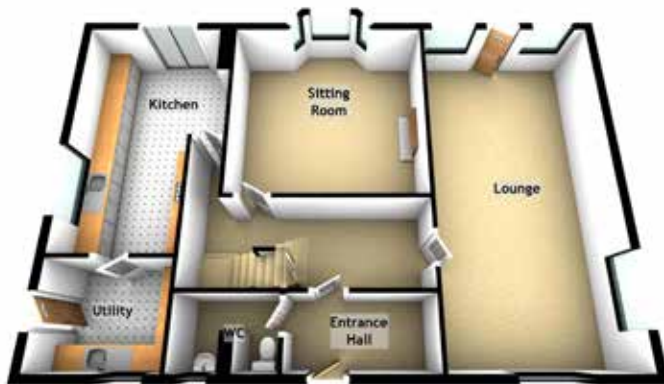
The property further benefits from two fantastic garden areas; to the front of the property a large tarred drive with wooden gate gives access. The front garden is laid mostly to lawn with mature shrubs and plants giving a fantastic splash of colour. Further wooden gates gives access to the substantial walled rear garden again laid mostly to lawn with mature shrubs, trees and various seasonal plants. The garden is fully enclosed making it a perfect and safe area for those with children or pets and is also a fantastic spot for entertaining and enjoying the sun. Steps down to the double tandem garage with power and light and up and over door. Garden Shed and wooden work shop both have power and light.



“...MASTER
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WITH TRIPLE
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SPECIFICATIONS PROPERTY LOCATION



APPROXIMATE DIMENSIONS

(Taken from the widest point)

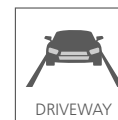
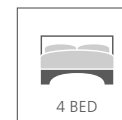
Kitchen	5.50m (18'1") x 3.84m (12'7")
Utility	2.60m (8'6") x 2.20m (7'3")
Sitting Room	4.20m (13'9") x 4.20m (13'9")
Lounge	6.60m (21'8") x 3.90m (12'10")
Bedroom 1	6.60m (21'8") x 3.80m (12'6")
Bedroom 2	4.20m (13'9") x 3.83m (12'7")
Bedroom 3	3.80m (12'6") x 3.22m (10'7")
Bedroom 4	3.70m (12'2") x 1.67m (5'6")
Bathroom	2.70m (8'10") x 2.20m (7'3")
WC	2.10m (6'11") x 1.82m (6')

EXTRAS

(Included in the sale)

All floor coverings, blinds, curtains, and light fittings are included in the sale. Services: Mains electricity, main drains, water and gas.

GROSS INTERNAL FLOOR AREA (M²) - 172 M²





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Part
Exchange
Available

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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. 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. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
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Surveyor



Professional photography
SCOTT MARSHALL
Photographer



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