





# 24 Old Market Place

## FULLY MODERNISED THREE BEDROOM PROPERTY

The town of Banff is on the coastal footpath of the Moray Firth. From here, you are within a short drive to some of the most talked about beaches on the Moray coast, where an abundance of wildlife can be seen, such as seals, dolphins and the numerous species of birds that frequent this coastline.

Banff is a historic town, which boasts spectacular scenery in and around the locality. The historic Duff House, stunning marina, harbours and spectacular beaches. There are some nice tearooms, delicatessens, other eateries, and hotels. All the other normal facilities one would expect from a vibrant seaside town, such as banking, NHS health centre, small shops, Post Office, restaurants and major supermarkets, can be found close by. The town of Banff offers primary school and secondary school facilities. There are also numerous leisure facilities available, including two immaculate 18-hole golf courses, the Duff House Royal and the famous Royal Tarlair links. The River Deveron is on your doorstep with the River Spey a short drive from the property, both are renowned for their salmon and trout

fishing. The area is frequented by numerous visitors especially during peak seasons and the famous local Portsoy Boat Festival.

24 Old Market Place 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 dwelling offers spacious living accommodation over two floors which the present owners have recently redecorated throughout in a fresh neutral tone. The property further benefits from the comforts of double glazing and gas central heating. A fantastic first-time purchase, with a great investment potential as a Buy-to-Let or ideally located holiday home. Viewing is highly recommended.

The property consists of a garage with parking, a front door leading to the staircase and all accommodation. On the first floor there is a landing with cupboard, large dining kitchen and spacious lounge. A carpeted stairway leads to the second floor where there are three bedrooms and a three-piece family bathroom.





# Details

Approximate Dimensions  
(Taken from the widest point)

Lounge	5.50m (18'1") x 4.00m (13'1")
Kitchen	5.50m (18'1") x 3.90m (12'10")
Bedroom 1	5.40m (17'9") x 2.90m (9'6")
Bedroom 2	3.60m (11'10") x 2.80m (9'2")
Bedroom 3	3.30m (10'10") x 1.80m (5'11")
Bathroom	2.00m (6'7") x 1.70m (5'7")

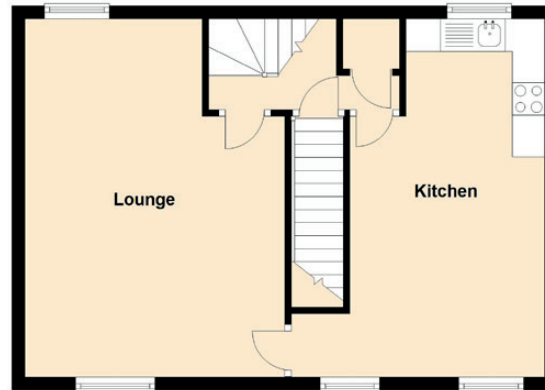
Gross internal floor area (m<sup>2</sup>) - 87m<sup>2</sup>

EPC Rating - D

Extras  
(Included in the sale)

All floor coverings, blinds, curtains and light fittings.

First Floor



Second Floor

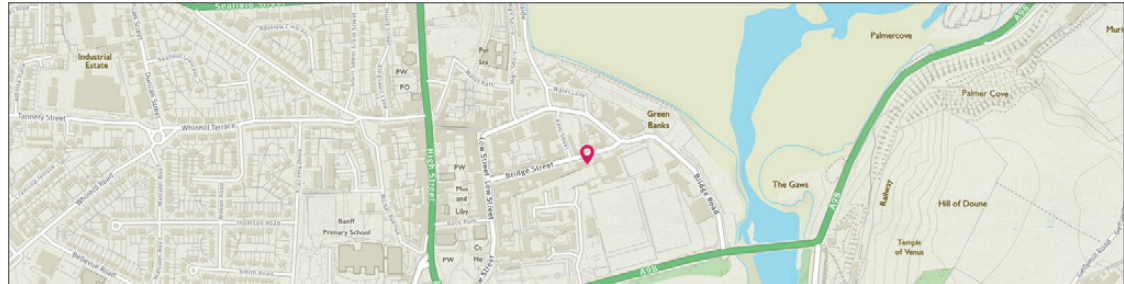
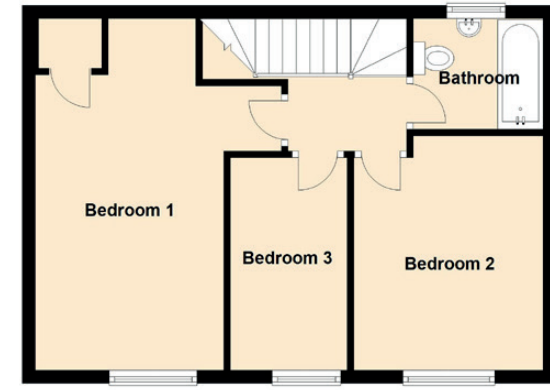


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