



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**13 Scotstown**

BANFF, ABERDEENSHIRE, AB45 1LA





# Banff

AB45 1LA

The picturesque seaside town of Banff and particularly this property are located on the coastal footpath of the Moray Firth. From here, you are within a hop skip and jump to the coastline, or a short evening stroll to "Boyndie" beach one 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.

All the normal facilities one would expect from a vibrant seaside town such as restaurants, delicatessens, tearooms, other eateries, and hotels. Along with a small hospital, NHS health centre, local shops, post office and major supermarkets, can be found close by all of which add to the appeal of the town. The area is frequented by numerous visitors, especially during peak seasons. Banff offers, primary school and secondary school facilities with numerous leisure facilities available in the area including the immaculate Duff House Royal Golf Club: and the recently opened Deveron Sports Club offering a range of sporting options. The River Deveron is a short drive and is renowned for its salmon and trout fishing. A comprehensive East Coast Bus network operates through the town.





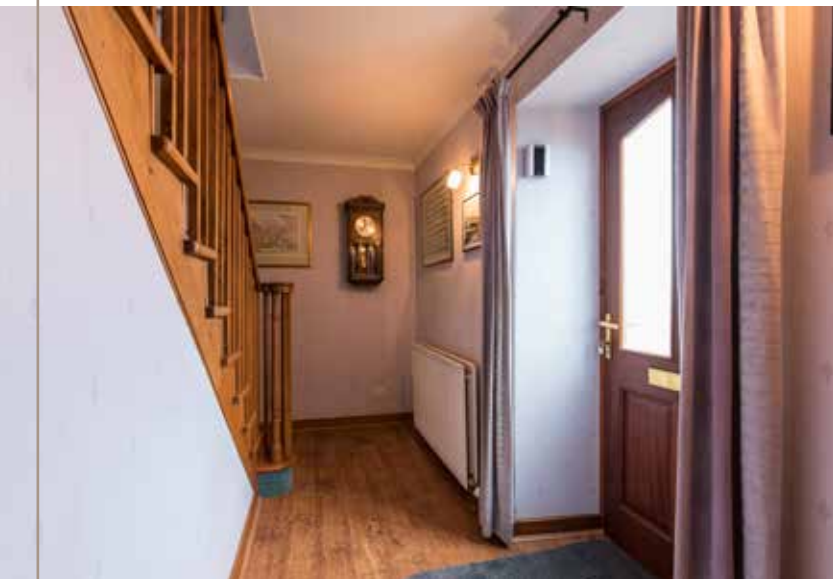
# 13 Scotstown

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Situated in a historic seaside location of Banff, Number 13 Scotstown is a substantial mid terrace dwelling that offers spacious living accommodation over two floors, with panoramic uninterrupted views of the Moray Firth. The property has undergone some serious modernization and upgrading including a stunning spacious first-floor extension. Presented to the market in a fantastic walk-in condition, with generous room sizes, UPVC double glazing and gas central heating throughout with an enclosed private rear garden. A fantastic opportunity to purchase a substantial property in a historic seaside location. Would suit the young family and with holiday rentals becoming ever more popular a potential investment property with huge rental income. This is a must view property to fully appreciate the size of accommodation on offer and also its stunning location.

Hallway leading to all accommodation: Spacious dual aspect lounge with formal dining area with patio doors to the rear garden, dining kitchen with multiple wall and base mounted units, utility room with access to the rear garden recently fitted family shower room and bedroom 3. Carpeted staircase with wooden balustrade leads to the first-floor landing, where you have the master bedroom with fitted wardrobes a further double bedroom, both of which have stunning sea views. A recently constructed first floor extension gives you a fourth bedroom or a stunning family room for all to enjoy. A second family shower room completes the accommodation. In addition, there are ample storage cupboards on both floors.

To the rear of the property, a south facing private walled garden laid to decorative stone chip with a scattering of mature shrubs and seasonal flowers. A huge decked area with fold-down sun parasol is ideal for a spot of al-fresco dining and enjoying the sun. Wooden steps to an elevated garden which has been landscaped with numerous plants shrubs and seasonal flowers. Access is provide to the disused railway line with fantastic walks leading to the to the beach the harbour or town. Two wooden garden sheds, the larger one with power and light completes the garden. Parking for multiple vehicles is available to the front of the property.







# Specifications & Details

## FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions (Taken from the widest point)

Lounge/Dining Room	8.40m (27'7") x 3.10m (10'2")
Kitchen	3.90m (12'10") x 3.20m (10'6")
Utility	3.20m (10'6") x 1.60m (5'3")
Bathroom 1	1.50m (4'11") x 1.50m (4'11")
Bathroom 2	2.90m (9'6") x 2.20m (7'3")
Bedroom 1	4.40m (14'5") x 4.10m (13'5")
Bedroom 2	4.30m (14'1") x 2.90m (9'6")
Bedroom 3	5.10m (16'9") x 2.90m (9'6")
Bedroom 4	5.40m (17'9") x 3.30m (10'10")

Gross internal floor area (m<sup>2</sup>): 135m<sup>2</sup> | EPC Rating: D

Extras (Included in the sale):

Extras: All fitted floor coverings, blinds, curtains, and light fittings are included in the sale.  
 Services: Mains electricity, Main drains, water and Gas.

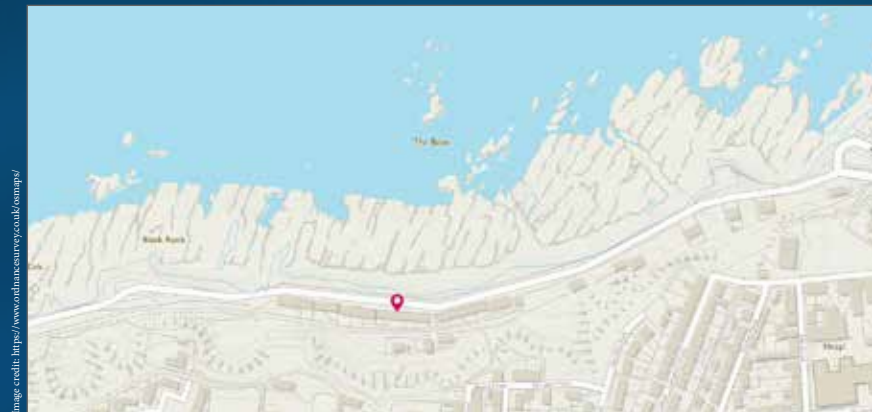


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