



  
Solicitors & Estate Agents  
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8 Academy Drive

BANFF, ABERDEENSHIRE, AB45 1BP

# THE LOCATION

BANFF, ABERDEENSHIRE, AB45 1BP

Number 8 Academy Drive is situated in a quiet popular residential area of Banff, a historic picturesque seaside town on the Moray Coast, conveniently located for pre-school, primary and secondary schooling and a short distance to local amenities and the town centre.

This fantastic property and the town of Banff are 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 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.

All the other normal facilities one would expect from a vibrant seaside town, such as several banking options, NHS health centre, small shops, post office, restaurants and major supermarkets, can be found close by.

The town of Banff offers pre-school, primary school and secondary school facilities. 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 River Deveron is close by and is renowned for its salmon and trout fishing, the angler is spoilt for choice with numerous local rivers, beaches and rugged coastline to fish.





# 8 ACADEMY DRIVE

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This immaculate two bedroom semi-detached property offers spacious accommodation over two levels the property occupies a large elevated plot and is presented to the market in a walk-in condition; the present owners during their tenure have upgraded throughout and added a new kitchen, bathroom, quality floor coverings throughout with a fresh neutral colour scheme, further benefitting from full double glazing and electric storage heating. With its ideal location, immaculate accommodation the property would suit the young family or elderly couple or a great opportunity for a first-time purchase or potential buy to let.

The property comprises a hallway leading to all further accommodation, a spacious lounge with dual aspect windows, a new kitchen with multiple base and wall mounted units, a family shower room with a modern shower, a carpeted stairway that leads to the two double bedrooms. In addition, there are ample storage cupboards throughout the property.

To the front of the property, a gated small boundary wall surrounds the front garden which is laid mostly to lawn, with borders containing various shrubs, hedge and seasonal flowers. A footpath leads to the front and side door, the substantial rear garden has been landscaped and is fenced on three sides, laid mostly to lawn with borders containing mature shrubs, plants and various seasonal flowers which are awash with colour throughout the year. A serpentine pathway leads to the summer house a fantastic spot for entertaining some alfresco dining and enjoying the sun. The gated garden is also a safe environment for children and pets alike. A garden shed completes the garden and will remain.

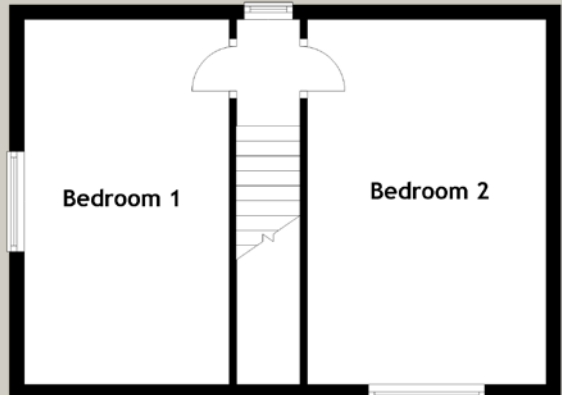
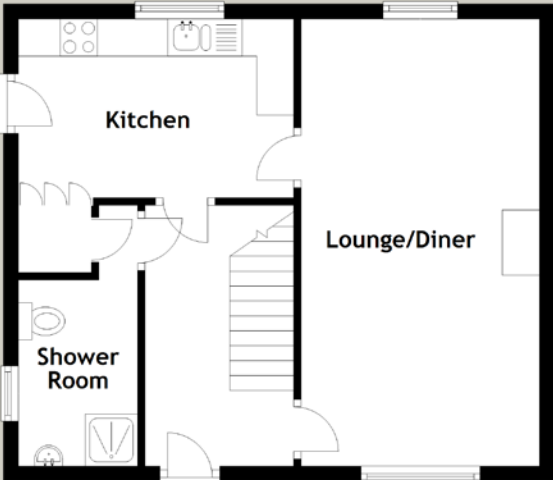
The property is fully serviced with mains electricity, main drains, water and electric storage heating.





# SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



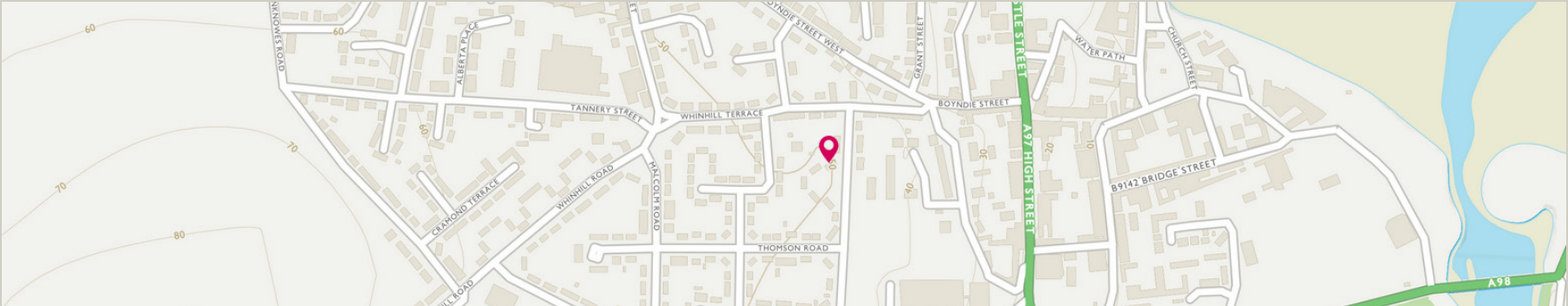
Approximate Dimensions  
(Taken from the widest point)

Lounge/Diner	6.00m (19'8") x 3.20m (10'6")
Kitchen	3.70m (12'2") x 2.40m (7'10")
Shower Room	3.00m (9'10") x 1.60m (5'3")
Bedroom 1	4.90m (16'1") x 2.60m (8'6")
Bedroom 2	4.90m (16'1") x 3.30m (10'10")

Gross internal floor area (m²): 73m²

EPC Rating: G

Extras (Included in the sale): All fitted floor coverings and blinds are included with the sale. Some light fittings and curtains where stated will be included.





# McEwan Fraser Legal

## Solicitors & Estate Agents

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