




McEwan Fraser Legal
Solicitors & Estate Agents
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33 South High Street
PORTSOY, BANFF, AB45 2NT

33 SOUTH HIGH STREET PORTSOY BANFF



Views over the coast & Portsoy Harbour



33 South High Street is situated within the Historic seaside town of Portsoy. All the normal facilities one would expect can be found locally. There is primary schooling, with secondary schooling facilities available in the nearby towns of Buckie and Banff, a variety of local shops can be found within the town centre, NHS health centre, post office, supermarkets, banking facilities, 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 short drive away you will find 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.

Locally there are numerous leisure facilities available, including a multitude of immaculate 18 hole golf courses. The Duff House Royal in Banff and the famous Royal Tarlair in MacDuff. The angler has a choice of world class fishing on the rivers Deveron or Spey for salmon or trout or alternatively a choice of beaches, rugged coastline and harbours to fish.

A comprehensive East Coast bus network also operates through the town of Portsoy. With the East Coast rail network operating from Huntly.



This is a fantastic opportunity to purchase a generously appointed two bedroom ground floor apartment with large shop premises situated in the popular residential location and within walking distance to the town centre. The property is presented to the market with the immaculate fresh neutral decor, with a recently fitted kitchen/dining area, and further benefits from gas central heating and double glazing. This is an ideally located property which would suit the professional couple or first-time purchaser with the potential to reopen the large shop premises.

The property consists of an entrance hall leading to all other accommodation, the bright spacious lounge features dual aspect windows and a feature fireplace. The recently fitted kitchen includes wall and base mounted units with contrasting worktops and dining area. There is a spacious master bedroom and a further double bedroom. The three-piece bathroom with an electric shower over the bath completes the property internally. There are also additional storage cupboards throughout the property.

Externally, there is a large concrete area to the side of the property and in front of the shop allows for off-street parking. The rear garden is laid mostly to lawn and is accessed from the kitchen. A secure environment for both children and pets alike, a concrete patio area is perfect for enjoying the afternoon sun. There is also a separate small stone-build out-building that is part of this substantial property.



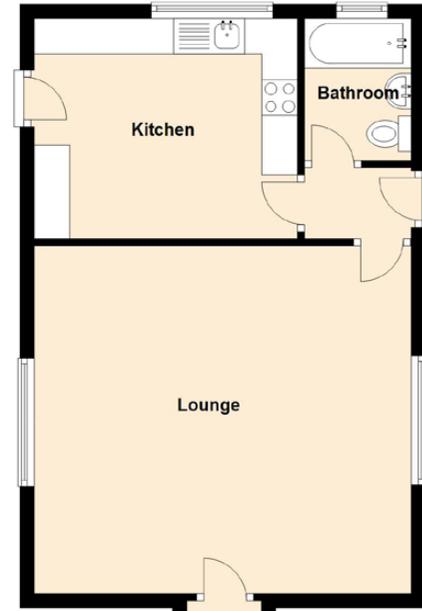
LOUNGE & KITCHEN

"...THE PROPERTY IS PRESENT TO THE MARKET WITH THE IMMACULATE FRESH NEUTRAL DECOR, WITH A RECENTLY FITTED KITCHEN/DINING AREA..."





BEDROOMS & BATHROOM



Lounge

PROPERTY SPECIFICATIONS

Approximate Dimensions
(Taken from the widest point)

Lounge	5.30m (17'5") x 4.90m (16'1")
Kitchen	3.70m (12'2") x 3.10m (10'2")
Bedroom 1	4.00m (13'1") x 3.50m (11'6")
Bedroom 2	2.90m (9'6") x 2.80m (9'2")
Bathroom	2.00m (6'7") x 1.50m (4'11")
Shop	7.00m (23') x 5.60m (18'4")

Gross internal floor area (m²):

69m²

EPC Rating:

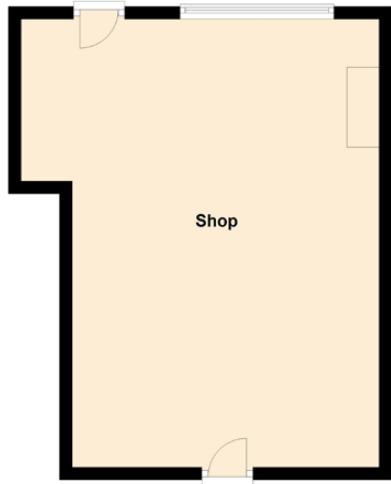
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Extras (Included in the sale): All coverings, blinds, curtains, and light fittings are included in the sale.



Bedroom 2

Bedroom 1



Shop

Shop premises



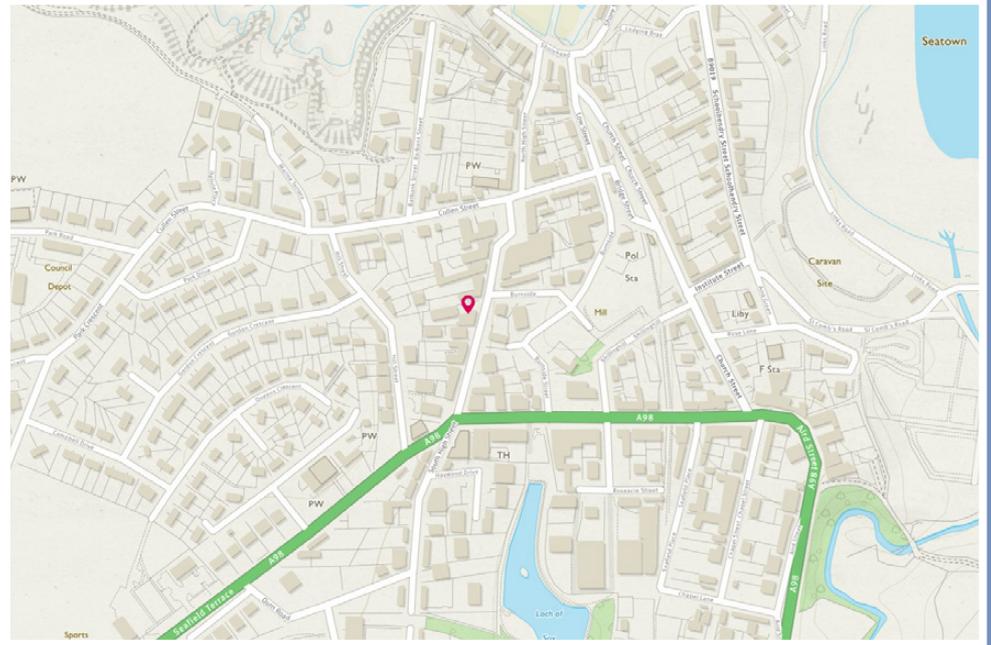


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