




McEwan Fraser Legal

Solicitors & Estate Agents

01224 472 441

Trinity Manse Guest House

21 CASTLE STREET, BANFF, ABERDEENSHIRE, AB45 1DH

The Location



This superior B&B/Guest House and the town of Banff are located on the Northeast Coast of Scotland 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 you can find yourself completely

alone with acres of sand stretching out in front of you with only the abundance of wildlife to keep you company, 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 throughout the year, especially during peak seasons. All the other normal facilities one would expect from a vibrant seaside town, such as banking options, NHS health centre and hospital, small shops, post office, restaurants and supermarkets. Banff

also has preschool, primary school and secondary education available.

There are also numerous leisure facilities including two immaculate 18 hole golf courses. The Duff House Royal within walking distance and the famous Royal

Tarlair golf course is a short drive away. The River Deveron is right on your doorstep with the River Spey a short distance both are renowned for their salmon and trout fishing. The angler really is spoilt for choice with numerous local rivers, beaches and rugged coastline to fish.

Trinity Manse Guest House



Trinity Manse Guest House is situated in the historic picturesque seaside town of Banff on the Moray Coast. This stunning grade B listed guest house has retained a wealth of original features including original fireplaces, ceiling cornice, pitch pine panel doors, and high skirting boards. The present owner has maintained this

property to an exceptional standard the property further benefits from full secondary glazing, gas central heating and immaculate fresh neutral decor. To fully appreciate all that is on offer you must view this spectacular property.

Access through the attractive vestibule

which in turn leads to the welcoming traditional reception hall. There are two principal rooms on the ground floor, the spacious formal lounge with its bay window is located on the south side of the property with the formal guest dining room on the north side with original fireplace and large bay window. Utility

room with hand wash basin and toilet, the integrated bright and modern working kitchen includes floor and wall mounted units, with breakfasting bar, leads to the owners dining room large office and playroom, with access to the rear garden. A spacious guest bedroom with en-suite shower room and patio doors to its

own private patio complete the ground floor. A carpeted staircase with wooden balustrade leads to the first-floor landing where you will find a further six guest bedrooms four of which are en-suite with the other two having their own exclusive bathroom adjacent to their bedroom, all rooms are spacious with immaculate decor

furnishings and fittings.

The second floor which is a spacious attic conversion consists of the owner's accommodation with a lounge spacious master bedroom with en-suite shower room and a further double bedroom.

The Guest Rooms





The Exterior



To the front of the property is a gated walled garden area, laid mainly to lawn with two mature trees which are awash with colour, with a pathway which leads to the front door.

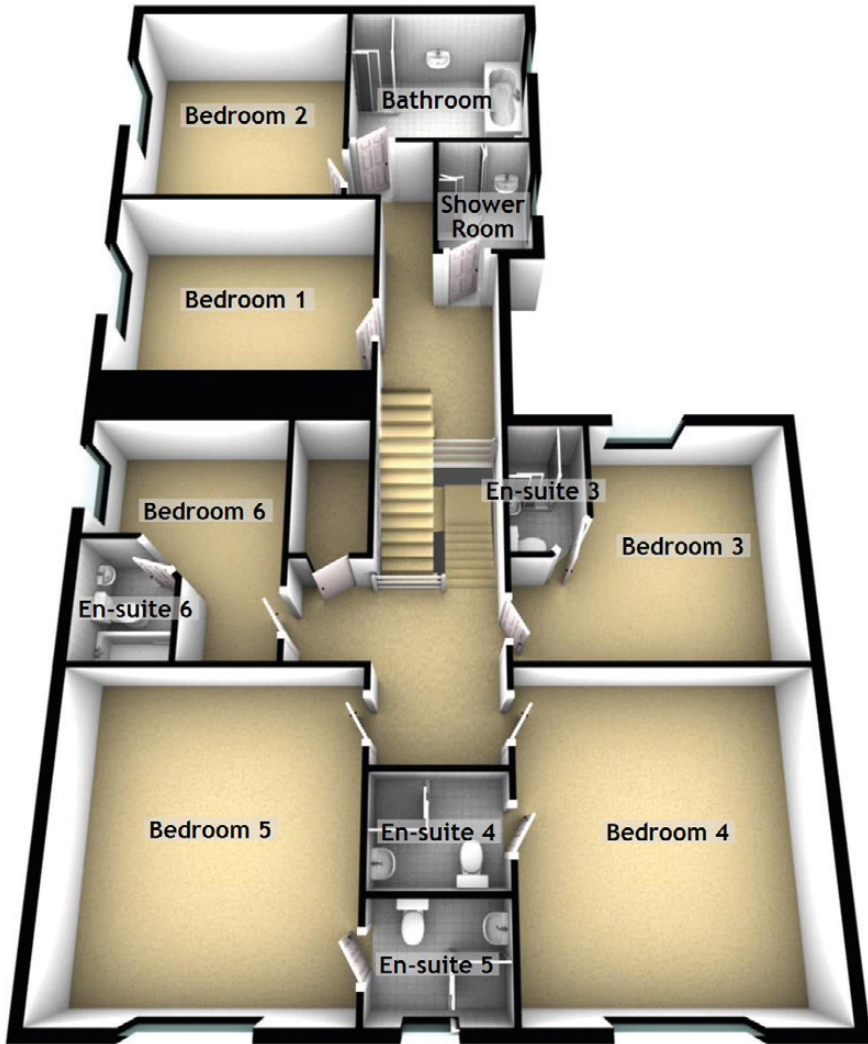
A gate to the side of the property allows access to the substantial private walled rear garden, which is mostly laid to lawn, with borders containing mature shrubs, plants and various seasonal plants. A stone patio area offers a fantastic spot for entertaining and enjoying the sun. The two garden sheds will remain.

Off-street guest parking for numerous vehicles is available at the rear of the property.

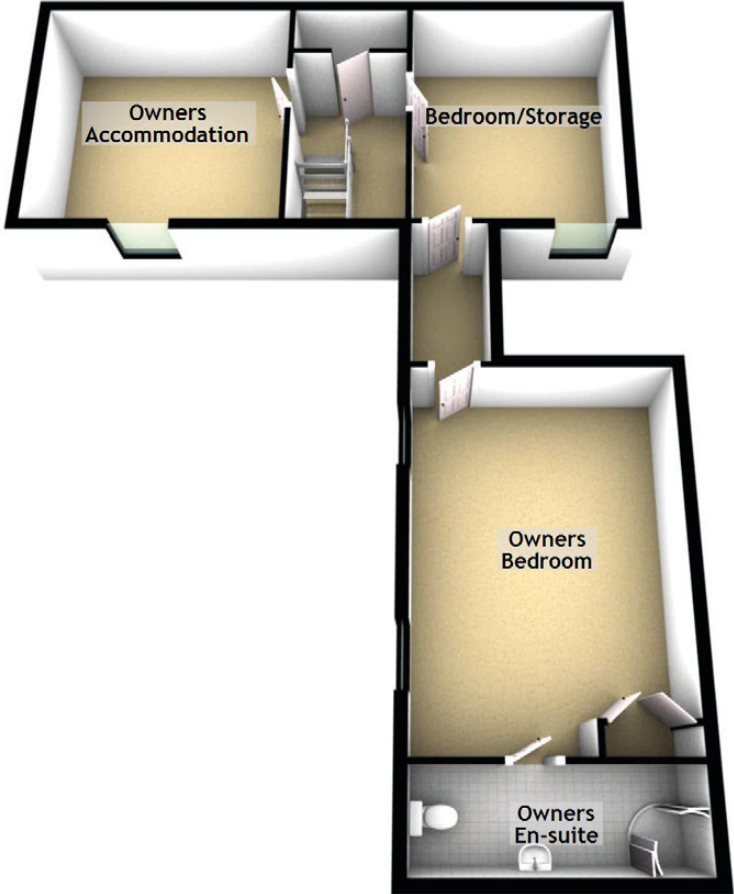
Ground Floor



First Floor



Second Floor



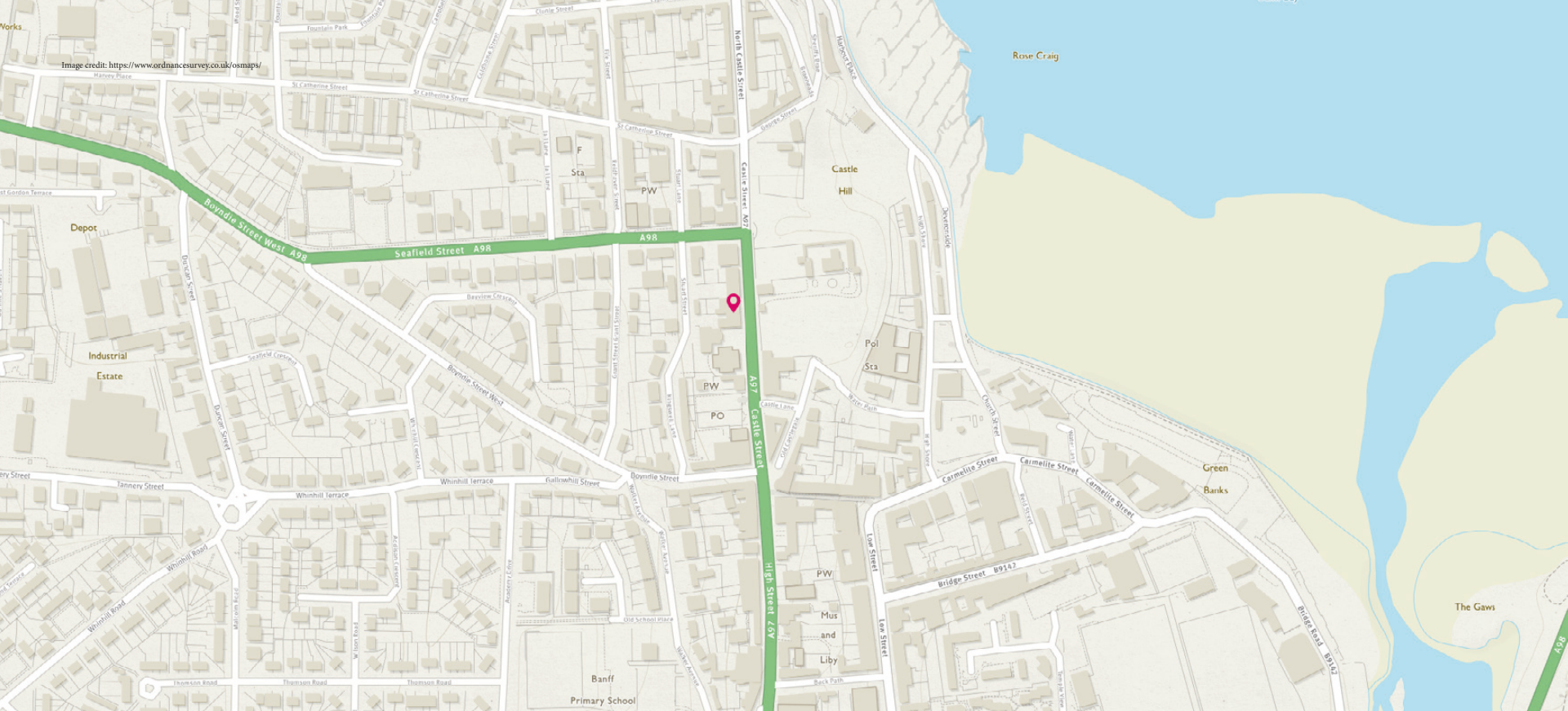
Approximate Dimensions
(Taken from the widest point)

Lounge	6.80m (22'4") x 4.20m (13'9")
Dining Room	6.00m (19'8") x 4.30m (14'1")
Kitchen	4.30m (14'1") x 3.20m (10'6")
Dining Area	4.30m (14'1") x 3.50m (11'6")
Office	3.50m (11'6") x 3.00m (9'10")
Play Room	3.50m (11'6") x 3.20m (10'6")
Utility	3.00m (9'10") x 2.00m (6'7")
Bedroom 1	4.80m (15'9") x 3.30m (10'10")
Bedroom 2	4.00m (13'1") x 3.80m (12'6")
Bedroom 3	4.40m (14'5") x 3.80m (12'6")
En-suite 3	2.10m (6'11") x 1.20m (3'11")
Bedroom 4	4.80m (15'9") x 4.40m (14'5")
En-suite 4	2.00m (6'7") x 1.60m (5'3")
Bedroom 5	4.80m (15'9") x 4.40m (14'5")
En-suite 5	2.00m (6'7") x 1.60m (5'3")
Bedroom 6	3.90m (12'10") x 3.10m (10'2")
En-suite 6	2.00m (6'7") x 1.60m (5'3")
Bedroom 7	4.30m (14'1") x 3.90m (12'10")
En-suite 7	2.30m (7'7") x 1.00m (3'3")
Bathroom	3.20m (10'6") x 2.80m (9'2")
Shower Room	2.20m (7'3") x 2.00m (6'7")
Owners Accommodation	4.20m (13'9") x 4.20m (13'9")
Owners Bedroom	5.70m (18'8") x 4.00m (13'1")
Owners En-suite	4.00m (13'1") x 1.40m (4'7")
Bedroom/Storage	4.20m (13'9") x 3.50m (11'6")

Gross internal floor area (m²): 394m²

EPC Rating: E

Extras (Included in the sale): All fitted floor coverings, blinds, curtains and light fittings. All other soft furnishings and electrical items that are required for the business are by separate negotiation.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01224 472 441
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer : The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. 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 or warranted. 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 and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.

