

6 Strait Path

BANFF, ABERDEENSHIRE, AB45 1AD



*Mid Terrace Four-Bedroom traditional
Georgian dwelling close to all amenities*



01224 472 441



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



6 Strait Path is a grade B Listed property, which has been renovated to an exceptional standard with a large extension of a summer room/family room to the rear of the property providing versatile modern day living. The property is located in a quiet popular residential area of Banff, a historic picturesque seaside town on the Moray Coast. During the current owners' tenure, the property has undergone renovation with some original features being retained. In addition, the property further benefits from sash and case windows, with double glazing throughout, gas central heating and a heat exchange pump. The property would suit the young family the professional couple or a fantastic holiday or second home, viewing is a must to appreciate all that is on offer.

THE LOUNGE



From the front of the property, the hallway leads to all accommodation including the lower ground floor the mezzanine floor and two upper floors the main reception room has a wood burning fire, a fully functioning dining kitchen with a feature wall that leads up to the sun room/family room with French doors to the rear garden. The lower ground floor has a utility room with an additional guest WC with a shower that also allows access to the rear garden.

THE KITCHEN/DINER





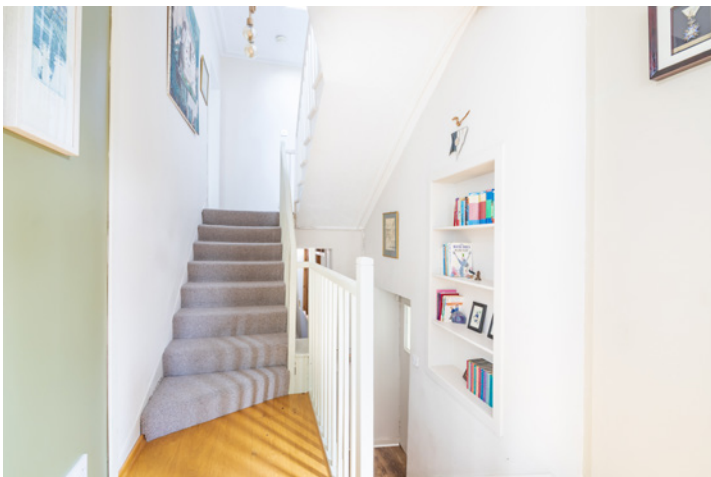
THE SUN ROOM



THE SHOWER ROOM



A carpeted staircase with a wooden balustrade leads to the first floor and second-floor landings, on the first floor there are two large double bedrooms and a family bathroom with a shower over the bath, two further double bedrooms on the second floor, and three of the four bedrooms have fitted cupboards. There is also an abundance of storage cupboards throughout the property.



THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3

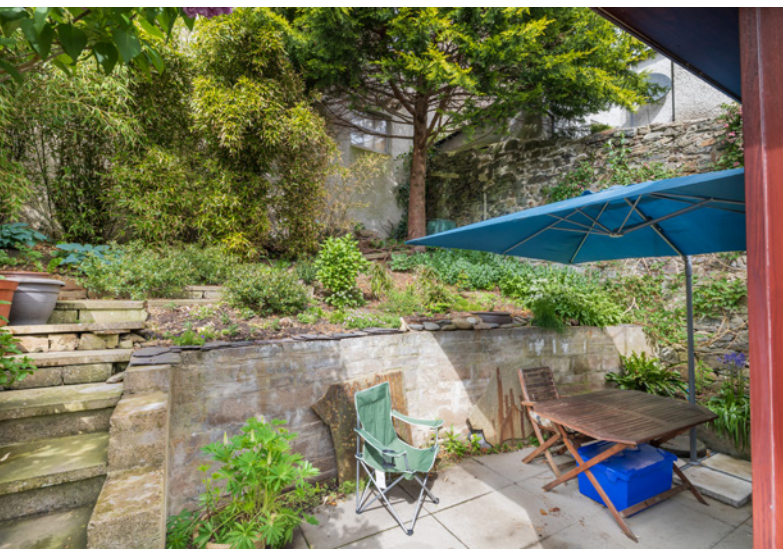


BEDROOM 4



Private parking is available within 100 metres of the property. The south-easterly rear garden is private with a very high perimeter wall and can be accessed from the summer room or lower ground floor. A serpentine pathway leads you around this fantastic garden, where there are multiple seating areas which are perfect for enjoying the afternoon sun, entertaining, some alfresco dining and providing a safe environment for children and pets alike. Laid mostly to decorative stone paving with several borders containing a variety of mature shrubs, plants and seasonal flowers which are awash with colour throughout the year.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



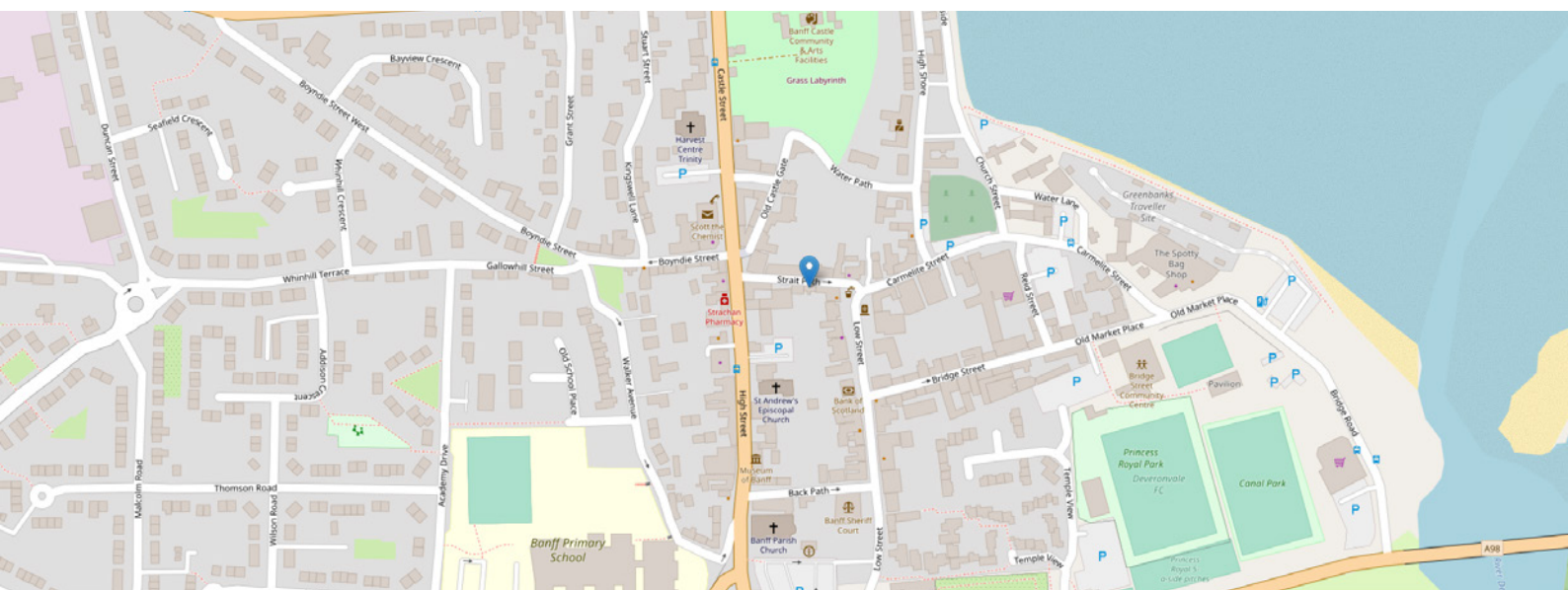
Approximate Dimensions
(Taken from the widest point)

Lounge	3.80m (12'6") x 3.40m (11'2")
Kitchen/Diner	6.40m (21') x 1.20m (3'11")
Sun Room	6.20m (20'4") x 3.70m (12'2")
Shower Room	2.10m (6'11") x 1.70m (5'7")
Bathroom	2.40m (7'10") x 1.90m (6'3")
Bedroom 1	3.90m (12'10") x 3.30m (10'10")
Bedroom 2	3.50m (11'6") x 2.60m (8'7")

Bedroom 3	3.90m (12'10") x 2.40m (7'10")
Bedroom 4	3.40m (11'2") x 3.10m (10'2")

Gross internal floor area (m2): 124m²
EPC Rating: D

Extras (Included in the sale): All fitted floor coverings, blinds, curtains and light fittings, other soft furnishings will also remain. Furniture and white goods may be left subject to negotiation



THE LOCATION

This fantastic property and the town of Banff are on the coastal footpath of the Moray Firth. From here you are within a hop skip and jump or 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 tea rooms, 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 NHS health centre, small shops, post office, restaurants and major supermarkets, can be found close by with primary and secondary school facilities available at the Banff Academy.

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 mouth of the Deveron is on your doorstep and is renowned for its salmon and trout fishing. The angler really is spoilt for choice with numerous local rivers, beaches and rugged coastline to fish. A comprehensive East Coast bus network operates through the town of Banff, with the East Coast rail network operating from Huntly.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01224 472 441

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
PETER REID
Area Sales Manager



Layout graphics and design
ALLY CLARK
Designer

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.