



McEwan Fraser Legal
Solicitors & Estate Agents
01224 472 441

Morayhill, Bellevue Road

BANFF, ABERDEENSHIRE, AB45 1BJ

Banff

Bellevue Road, Banff

This superior 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, 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, primary school and secondary school facilities. There are also 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. These facilities together with the schools and the town shopping area are all within a few minutes' walk from the property. The river Deveron is right on your doorstep with the river Spey a short drive both are world famous for their salmon and trout fishing. The Angler really is spoilt for choice with numerous local rivers, beaches and rugged coastline to fish.



Royal MacDuff Distillery, View from the Property, Bridge of Alva, Boydie Bay, Banff Harbour



"Morayhill" Bellevue Banff is situated in a quiet popular residential area of Banff, a historic picturesque seaside town on the Moray Coast. With its stunning elevated location and immaculate extensive gardens the property until recently was run as a very successful Bed & Breakfast.

The property has retained many original features, including original quarry tiled floor in the porch, ceiling cornice, pitch pine panel doors, and high skirting boards. In addition, the property further benefits from double glazing, gas central heating and fresh neutral decor throughout. Presented to the market in an immaculate condition, viewing is a must to appreciate this spectacular property.

Entry to the property is through an attractive porch which in turn leads to the traditional and welcoming hall. Off the hall is the formal lounge with bay window and original fireplace, the bright and spacious formal dining room with south facing bay window and a further room currently used as a study which could be a snug or a further bedroom. There is a fully integrated, bright, and modern dining kitchen which includes floor and wall mounted units with wood effect worktops and high quality

integrated appliances. There is a substantial utility room leading off the kitchen. Completing the downstairs accommodation are the spacious living room featuring patio doors to the garden and a bedroom with access to the downstairs shower room.

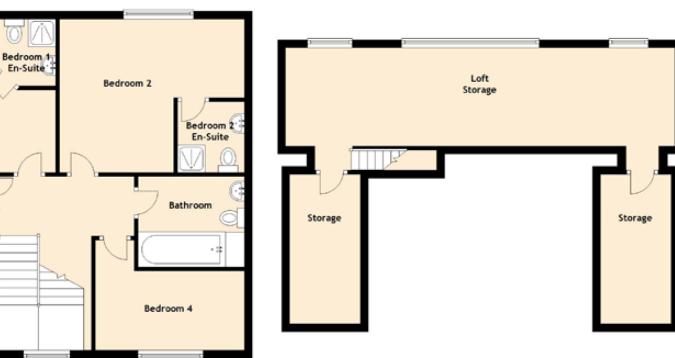
A carpeted staircase with wooden balustrade leads to a half landing where there is a 'leaded glazes window'. Leading off the upstairs hall are three double bed-rooms two of which have en-suite shower rooms, a single bedroom and a family bathroom. Here there is also a stairway leading to the converted attic, a perfect hobby or craft room.

A boundary wall surrounds these stunning gardens, where you have parking for several vehicles immediately to the front, the south facing front gardens are awash with colour laid mostly to lawn with numerous shrubs, plants, seasonal flowers and mature trees. A path leads to the other side of the property where again a substantial garden partially laid to lawn with mature plants shrubs and fruit trees, small pond, vegetable and fruit garden area with greenhouse and wooden shed.





Bedrooms, En-Suites & Bathroom



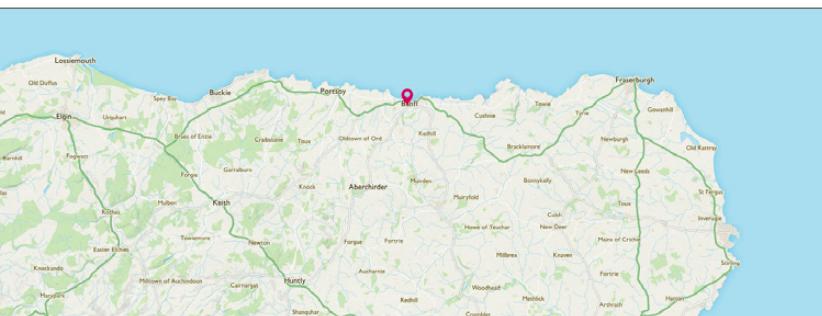
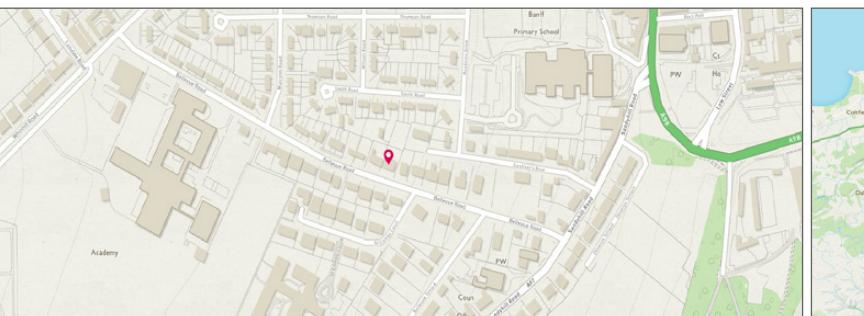
Approximate Dimensions
(Taken from the widest point)

Sitting Room	4.80m (15'9") x 4.00m (13'1")
Kitchen	4.10m (13'5") x 3.20m (10'6")
Utility	3.80m (12'6") x 2.30m (7'7")
Family Room	6.50m (21'4") x 4.00m (13'1")
Dining Room	5.10m (16'9") x 4.00m (13'1")
Study/Gym	4.00m (13'1") x 2.90m (9'6")
Bedroom 1	5.30m (17'5") x 4.00m (13'1")
Bedroom 1 En-Suite	1.70m (5'7") x 1.44m (4'9")
Bedroom 2	4.70m (15'5") x 3.90m (12'10")
Bedroom 2 En-Suite	1.80m (5'11") x 1.70m (5'7")
Bedroom 3	4.00m (13'1") x 3.80m (12'6")
Bedroom 4	3.40m (11'2") x 2.00m (6'7")
Bedroom 5	4.88m (16') x 2.90m (9'6")
En-Suite Bedroom 5	3.80m (12'6") x 1.30m (4'3")
Bathroom	2.70m (8'10") x 2.30m (7'7")
Loft Storage	9.90m (32'6") x 2.50m (8'2")
Storage	4.40m (14'5") x 1.80m (5'11")

Gross internal floor area (m²): 243m²

EPC Rating: D

Extras (Included in the sale): All carpets and blinds. Some light fittings and curtains are also included.





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Tel. 01224 472 441

www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

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Designer