



**McEwan Fraser Legal**

Solicitors & Estate Agents

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11 Deveronside

BANFF, AB45 1HP

THE LOCATION

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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 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 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 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.



View from the front

11 DEVERONSIDE BANFF, AB45 1HP



11 Deveronside is a grade C Listed property with a date stone found in the courtyard of 1744. The property is located in a quiet popular residential area of Banff, a historic picturesque seaside town on the Moray Coast. The property has retained many original features, including ceiling cornice, pitch pine doors, original fireplace, and high skirting boards.

In addition, the property further benefits from sash and case windows, gas central heating and fresh neutral decor throughout. The current owners have recently had the external walls of the property painted and have planning permission granted for the modernization of the upper bathroom. The property would suit the young family the professional couple or a fantastic holiday or second home, viewing is a must to appreciate the location and accommodation that is on offer.

From the hallway, there are two principal rooms on the ground floor level providing flexible accommodation consisting of a spacious formal lounge with an original working fireplace, a formal dining room which could be utilized as a fourth bedroom. The modern kitchen includes floor and wall mounted units, with wood effect worktops and quality free standing appliances. The rear hall leads to the utility room, a three-piece shower room and access to the enclosed rear courtyard and steps to the upper garage with workshop.

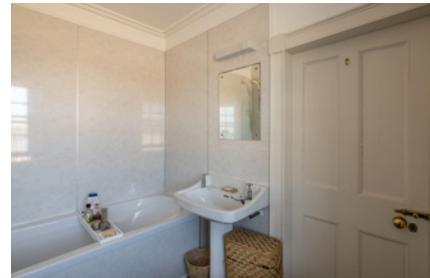
A carpeted staircase with wooden balustrade

leads to the first-floor landing where there are two double bedrooms both have views across the mouth of the River Deveron and the Moray Firth, a cleverly designed "Jack & Jill" bathroom with shower over the bath services these two bedrooms, a further carpeted staircase leads to the upper level where you have a large double bedroom with its private bathroom. There is an abundance of storage cupboards throughout the property.

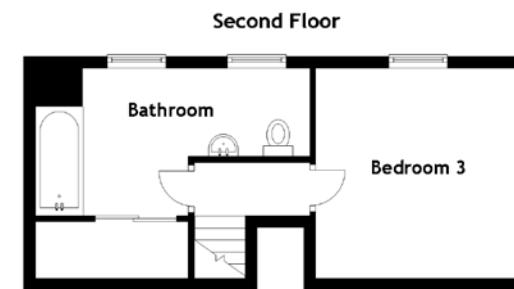
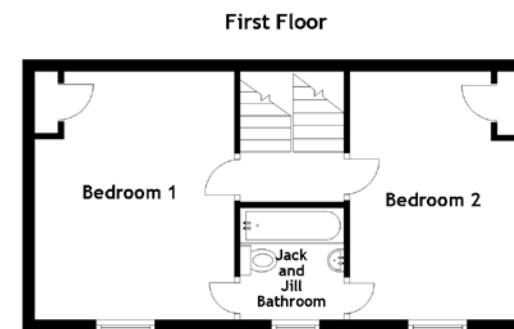
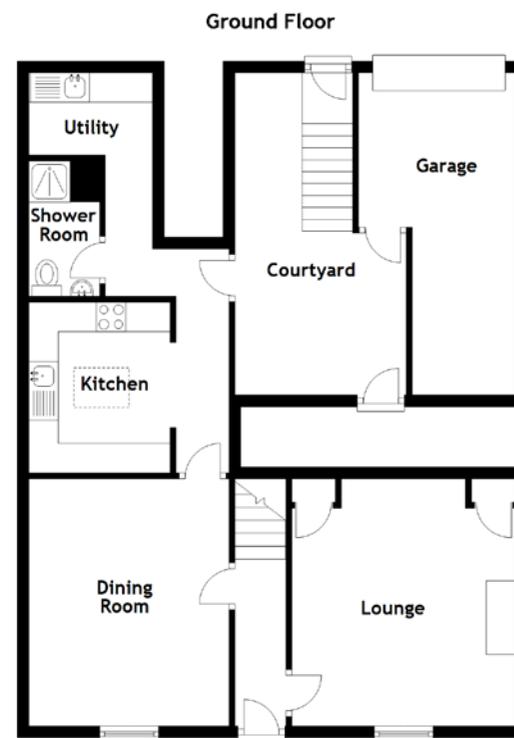
On-street free parking is available immediately to the front of the property, with off-street parking in the garage which is located at the rear of the property and accessed from High Shore Street. The rear courtyard is very private with a very high perimeter wall and can be accessed from the property, the garage or a separate outer door from Shore Street. The courtyard is laid to stone with various potted plants and is ideal for enjoying the afternoon sun, entertaining and some alfresco dining.

Access to the stone-built garage is via a set of stone steps, the garage has power and light.





SPECIFICATIONS FLOOR PLAN, DIMENSIONS & MAP

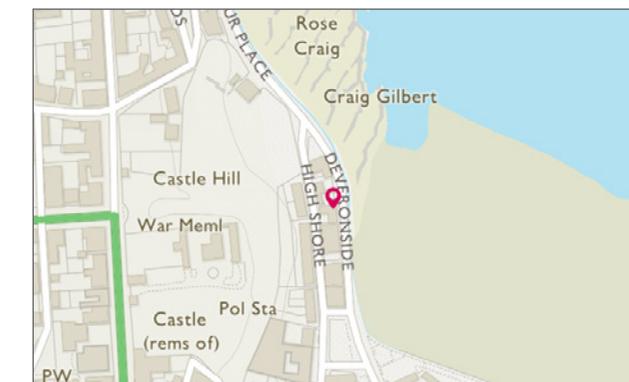


Approximate Dimensions (Taken from the widest point)

Lounge	4.30m (14'1") x 3.80m (12'6")
Dining Room	4.20m (13'9") x 3.40m (11'2")
Kitchen	2.90m (9'6") x 2.40m (7'10")
Utility	2.10m (6'11") x 1.40m (4'7")
Shower Room	2.30m (7'7") x 1.20m (3'11")
Bedroom 1	4.30m (14'1") x 3.40m (11'2")
Jack and Jill Bathroom	2.50m (8'2") x 2.00m (6'7")
Bedroom 2	4.30m (14'1") x 2.90m (9'6")
Bedroom 3	3.50m (11'6") x 3.40m (11'2")
Bathroom	5.10m (16'9") x 2.50m (8'2")

Gross internal floor area (m²): 140m² | EPC Rating: F

Extras (Included in the sale): All fitted floor coverings, blinds, curtains and light fittings are included, other soft furnishings may be available by separate negotiation.





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