




McEwan Fraser Legal
Solicitors & Estate Agents
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1 Thomson Road

BANFF, AB45 1BQ

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 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.

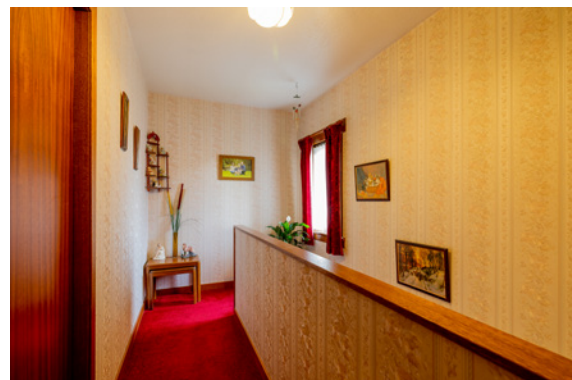
There are some lovely tearooms, delicatessens, other eateries, and hotels, all of which add to the appeal of the town. The area is frequented by numerous visitors, especially during peak seasons.

All the other normal facilities one would expect from a vibrant seaside town, such as several banking options, NHS health centre, small shops, post office, restaurants, and major supermarkets, can be found close by.

The town of Banff offers a pre-school, primary school, and secondary school facilities. 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 River Deveron is right on your doorstep with the River Spey a short drive from this property and are both 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.





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1 Thomson Road is situated in a quiet popular residential area of Banff, a historic picturesque seaside town on the Moray Coast, conveniently located for pre-school, primary and secondary schooling and a short distance to local amenities and the town centre. This immaculate three-bedroom semi-detached property offers spacious accommodation over two levels.

The property occupies a large plot and is presented to the market in a walk-in condition. The present owner during her tenure has upgraded throughout and added a huge extension to the kitchen, further benefitting from full double glazing and gas central heating.

With its convenient location and spacious accommodation, this would be a superb family home or a great opportunity for a first-time purchase or potential buy to let.

The property comprises a hallway leading to all further accommodation. A spacious lounge and extended dining kitchen with multiple base and wall mounted units, family shower room with modern shower and carpeted stairway which leads to the three double bedrooms all of which have a fitted cupboard. In addition, there are ample storage cupboards throughout the property.

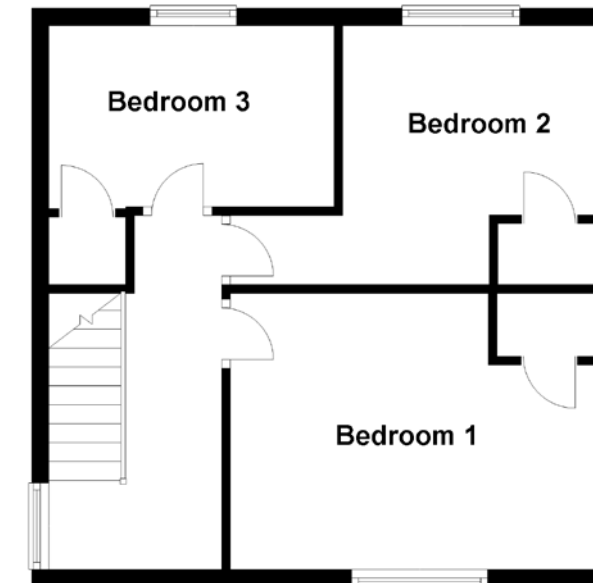
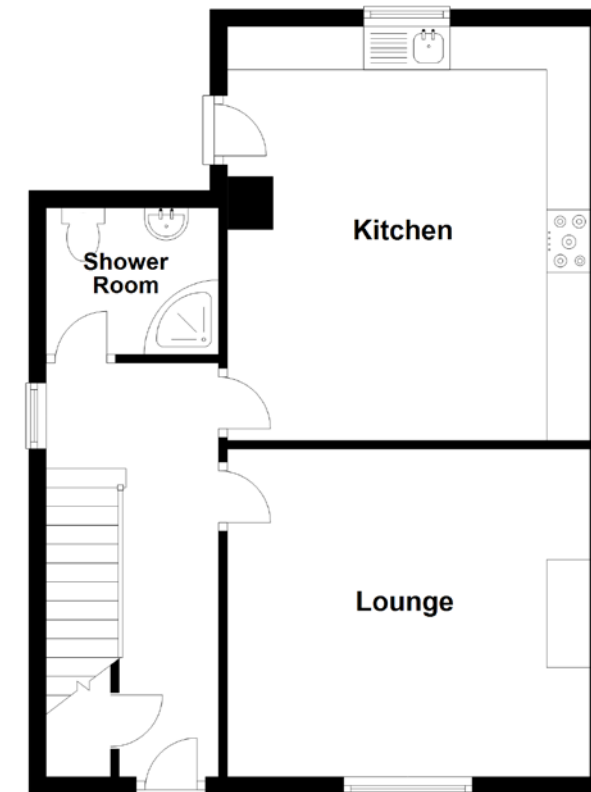
To the front of the property, a small boundary wall surrounds this garden which is laid to tarmac and allows off-street parking for several vehicles. A gate at the side of the property allows access to the substantial south facing rear garden which can also be accessed from the kitchen. Fenced on three sides and laid mostly to lawn with borders containing mature shrubs, plants, and various seasonal flowers. The gated garden is also a safe environment for children and pets alike. A large patio area from the kitchen is a fantastic spot for entertaining and enjoying the sun. A large garden shed completes the garden and will remain.





Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Lounge	4.20m (13'9") x 3.80m (12'6")
Kitchen	4.80m (15'9") x 4.20m (13'9")
Shower Room	2.00m (6'7") x 1.70m (5'7")
Bedroom 1	4.30m (14'1") x 3.20m (10'6")
Bedroom 2	4.30m (14'1") x 3.00m (9'10")
Bedroom 3	3.30m (10'10") x 2.51m (8'3")

Gross internal floor area (m²): 94m²

EPC Rating: C

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

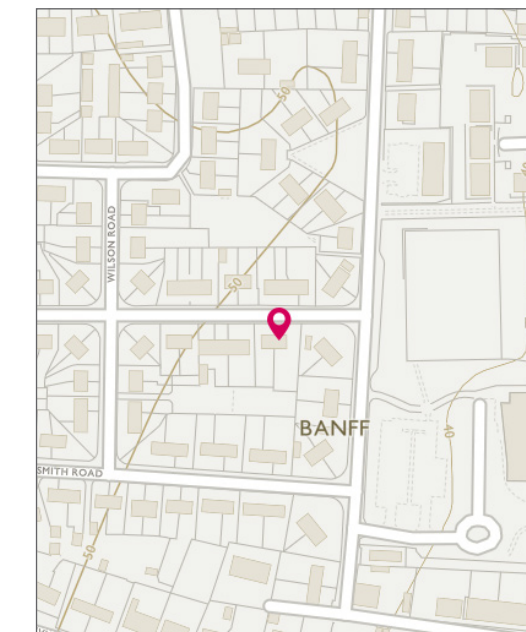


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