

# 11 Deveronside

BANFF, ABERDEENSHIRE, AB45 1HP



*Stunning historic detached traditional dwelling,  
Immaculate walk-in condition with stunning sea views*



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11 Deveronside is a grade C-listed property with a date stone found in the courtyard in 1744. The property is in a quiet popular residential area of Banff, a historic picturesque seaside town on the Moray Coast.

The current owners during their tenure have continuously upgraded and modernised when and where necessary with no expense spared, recent upgrades include specialist damp treatment, upgrades to the kitchen and utility room with a fantastic wood-burning stove in the main lounge, and a new bathroom on the upper floor completes the upgrades. The property also retained many original features, including a ceiling cornice, pitch pine doors, and high skirting boards. In addition, the property further benefits from the sash and case windows, gas central heating and a fresh neutral decor throughout.

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.

## THE LOUNGE



From the hallway, there are two principal rooms on the ground floor level providing flexible accommodation consisting of a spacious formal lounge with an ornate wood-burning stove, and a formal dining room.

# THE DINING ROOM





# THE KITCHEN



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 access to the enclosed rear courtyard and steps to the upper garage with a workshop.



# THE UTILITY & SHOWER ROOM







A carpeted staircase with a 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 a shower over the bath services these two bedrooms.

## THE JACK & JILL BATHROOM



# BEDROOM 2 (FIRST FLOOR)





# BEDROOM 3 (FIRST FLOOR)



“

views across the  
mouth of the  
River Deveron and  
the Moray Firth

”



# BEDROOM 1 (TOP FLOOR)



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 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. Also provides a safe and secure locked environment for children and pets. Access to the stone-built garage is via a set of traditional stone stairways and the garage has power and light.

## EXTERNALS & VIEW

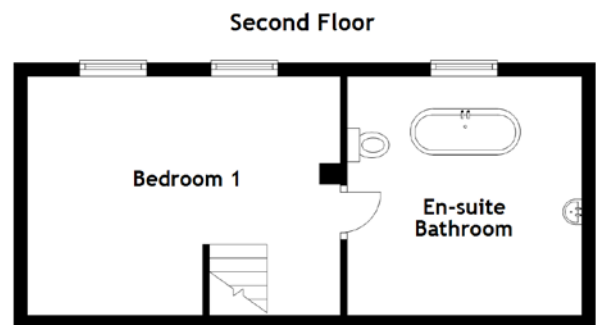
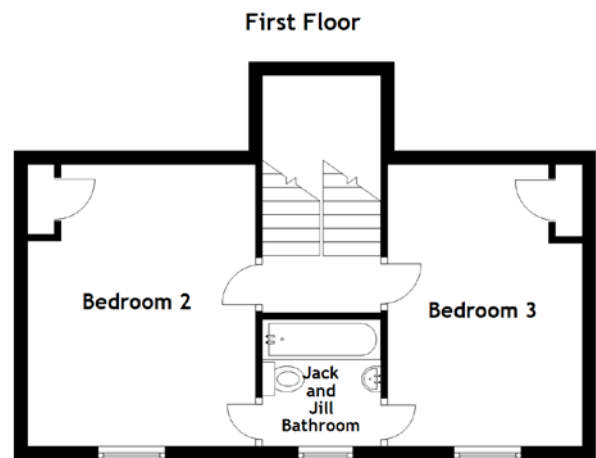
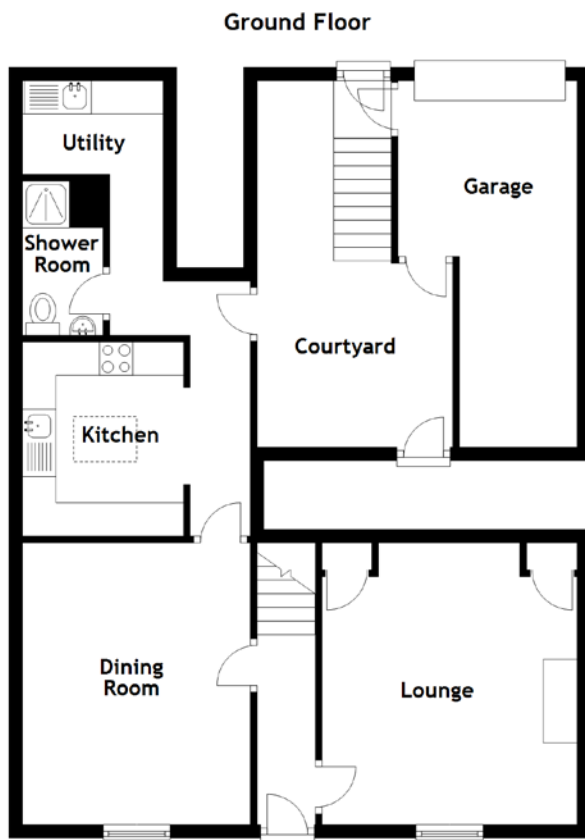








# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Ground Floor	
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")
Shower Room	2.30m (7'7") x 1.20m (3'11")
Utility	2.10m (6'11") x 1.40m (4'7")

First Floor	
Bedroom 3	4.30m (14'1") x 2.90m (9'6")
Bedroom 2	4.30m (14'1") x 3.40m (11'2")

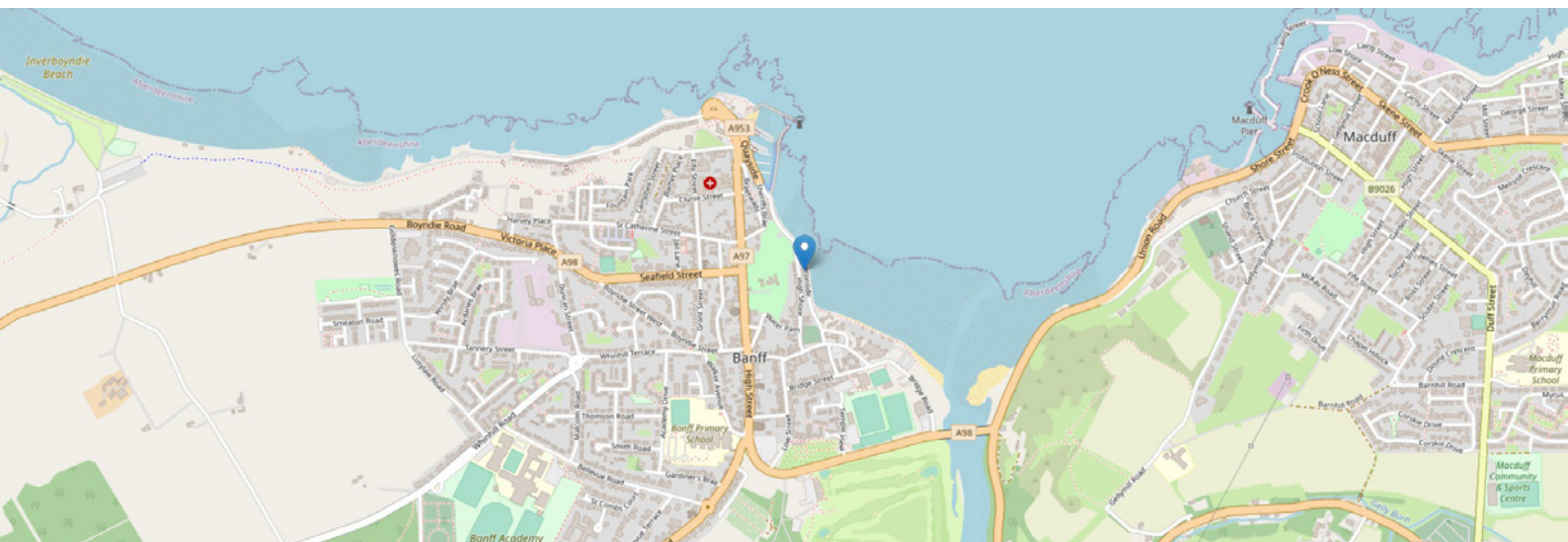
Jack and Jill Bathroom	2.50m (8'2") x 2.00m (6'7")
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Second Floor	
En-suite Bathroom	3.60m (11'10") x 3.50m (11'6")
Bedroom 1	5.10m (16'9") x 3.60m (11'10")

Gross internal floor area (m<sup>2</sup>): 118m<sup>2</sup>

EPC Rating: E

Extras: All fitted floor coverings, blinds, curtains and light fittings are included unless otherwise stated.





# 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 abundant 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 nearby. There are some nice tearooms, delicatessens, other eateries, and hotels, all of which add to the town's appeal. 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 the 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 can be viewed from the property, 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.



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