



**McEwan Fraser Legal**

Solicitors & Estate Agents

01542 280 444

7 Quayside

BANFF, ABERDEENSHIRE, AB45 1HQ



BANFF, ABERDEENSHIRE

The town of Banff is steeped in history and is a popular East coast town with a welcoming community. You are within a short drive or walk to some of the most talked about beaches on the Moray Coast, Boyndie, Sandend and Cullen to name but a few, where you can find yourself completely alone with acres and acres of sand stretching out in front of you, with the abundance of wildlife that frequent these shores to keep you company on a daily basis, from seals to dolphins and numerous species of birds.

The Moray Coast is renowned for having a relatively mild climate. The river Deveron is right on the doorstep and the river Spey is just a short drive from the property. Both are world famous for the Salmon and trout fishing and both have lots of beats that are accessible throughout the season with specimen fish caught every year. The Angler really is spoilt for choice with rivers, beaches, rugged coastline and local harbours to fish all within a short distance. There are also numerous leisure facilities available in the area, including two immaculate eighteen hole golf courses. The Duff House Royal is located just a short walk from the properties location and the famous Royal Tarlair Links Golf Course is less than three miles away in the town of MacDuff.

The seaside town of Banff is a historic little place with its two harbours and spectacular scenery in and around the town. The Marina itself is used by almost all of the residents in the street, to some degree or other, with many of them enjoy sailing or fishing as a hobby or their main retirement pastime. Harbour fees are approximately £700 per year for a small to medium sized boat. Harbour fees are approximately £700 for a small to medium sized boat.

All the normal facilities one would expect can be found locally. There is pre-school, primary school and secondary school facilities available, with several banking options, a major NHS health centre, local shops, Post Office, major super markets, restaurants, cafés, a multitude of really nice tearooms, delicatessens, hotels and pubs, all of which add to the appeal of this area, which is frequented by numerous visitors especially during peak seasons and the famous local Portsoy Boat Festival and annual marina events. An excellent East coast bus network also operates from the town of Banff.

Easy access onto the A96/A97 gives direct routing to Aberdeen approximately forty six miles to the East, and Inverness approximately seventy two miles to the West. Both cities offer excellent rail and bus services, with National and international flights provide by Aberdeen Dyce Airport and Inverness Dalcross Airport.



VIEW OF THE MARINA FROM THE PROPERTY



Located looking over the busy and active marina and harbour. A rare opportunity has arisen due to a change in circumstances, the property is ready for the new owner to walk on site and start the conversion of this unique and well known building.

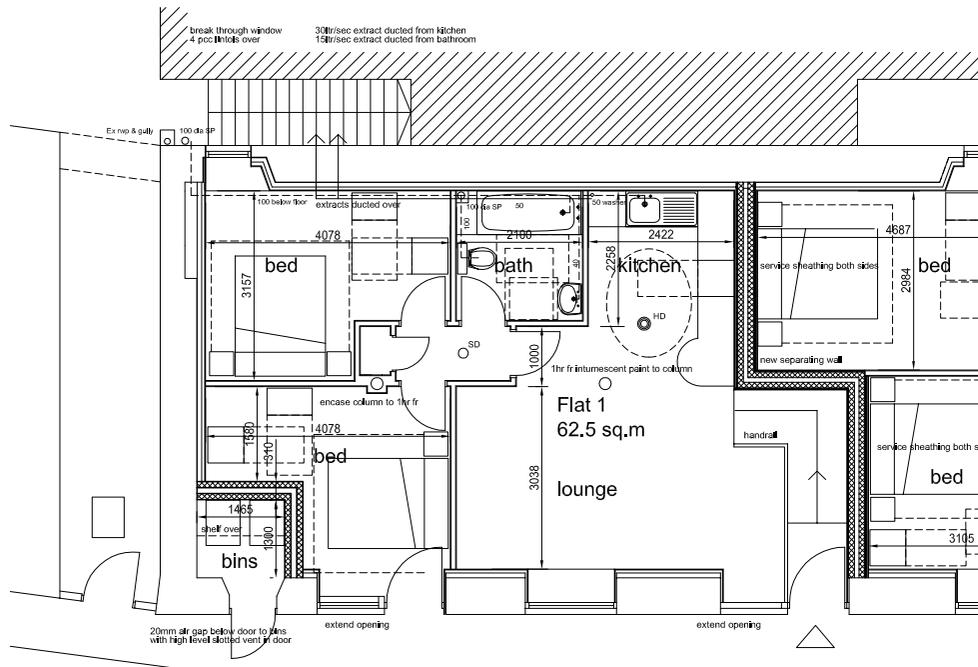
This situation will allow for variations to suit your own style, design and input on the finish and layout to create desirable accommodation in a fantastic and popular town location.

The plans have many pleasing futures in the layout, including a balcony on one of the properties. These apartments have been well thought out which can only enhance the finished product and will create three superb converted apartments which would provide an excellent income or your return and investment. This project has great holiday home potential and could be ready for the coming season.

Early viewings are highly recommended.



THE PROPERTY INTERIOR



GROUND FLOOR PLAN

Notes
 All works to comply with the Building Standards 2010 as amended and the requirements of the L.A. Inspector.
 All dimensions to be checked on site prior to manufacture and any discrepancy reported. Use only figured dimensions DO NOT scale from the drawings.

Ventilation
 15 ltr second extract fans in bathroom & 30l/sec extract from cooker hoods in kitchen all ducted to external outlet. Internal bathrooms to have extract operated by lightswitch/humidistat with 15mins over run on switch off. All rooms to have min 1/30th floor area opening light with bathrooms fully opening 12000mm² trickle vent to habitable rooms 10000mm² elsewhere

Fire alarm
 Fire alarm system to BS 5446-2:2003 to be installed with mains linked mains powered detectors BS 5839-6:2004 ceiling mounted in kitchen (heats) in lounge and hallway (smoke)

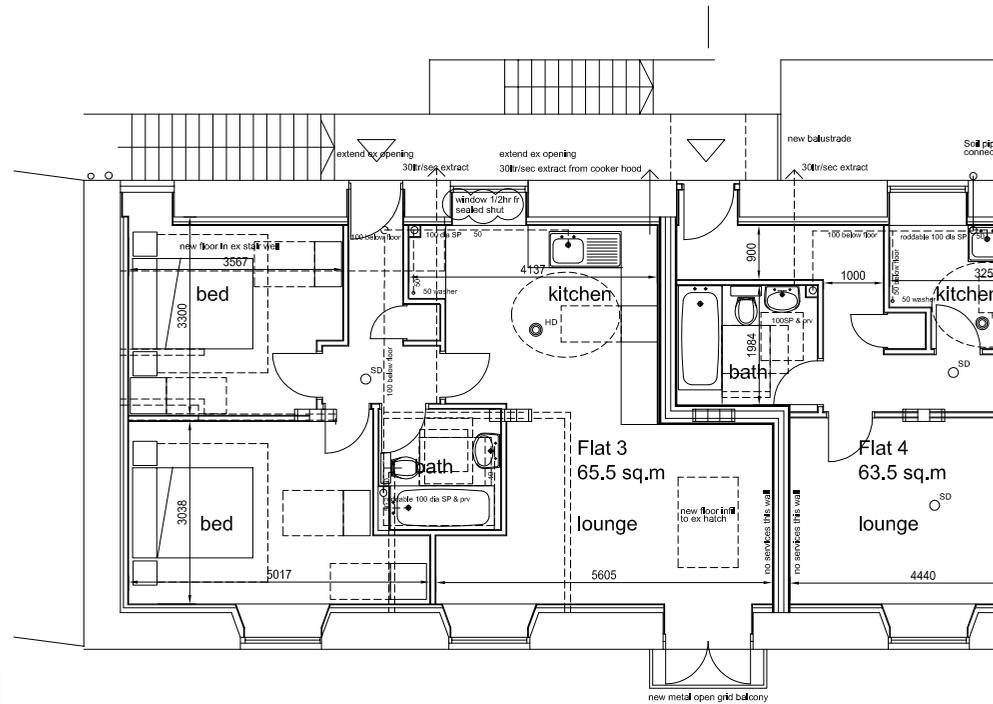
Heating
 Generally to be electric storage radiators with water heating from instantaneous water heaters.

Electrical
 To be confirmed on site and designed, installed, inspected and tested in full accordance with BS7671(IEE Regulations) by a competent registered contractor with certificate of compliance issued upon completion. 40W max energy efficient light fittings to be installed generally with minimum 70 % coverage External lights fitted with PIR detector to ensure switch off during daylight hours.

Drainage
 Internally upvc to sizes indicated to fall to 100mm S & WPs ventilated at head to existing system or with priv. All fittings to have min 75mm deep seal anti-siphon traps.

Externally separate system with foul water to fall min 180 to and surface water min 180 to existing mains. Drains to be 100mmØ upvc to BS EN 1401-01 fitted with flexible joints and laid on min 100mm approved granular bedding and to top with 150 selected stone free fill over. Inspection chambers and gullies to be proprietary upvc 500mmØ with cast iron covers. All drains passing through walls to be fitted with flexible joints and fitted provided in wall. Any drain below or within 1meter of building to be encased in 150mm concrete.

Rev	Description	Date
	Conversion of workshop to 4No dwellings at 7 Quayside, Banff	
	proposed flat 1 plan	
	1 : 50 plotted at A3	11.35.10
	P.C.Fletcher, Architect	



FIRST FLOOR PLAN

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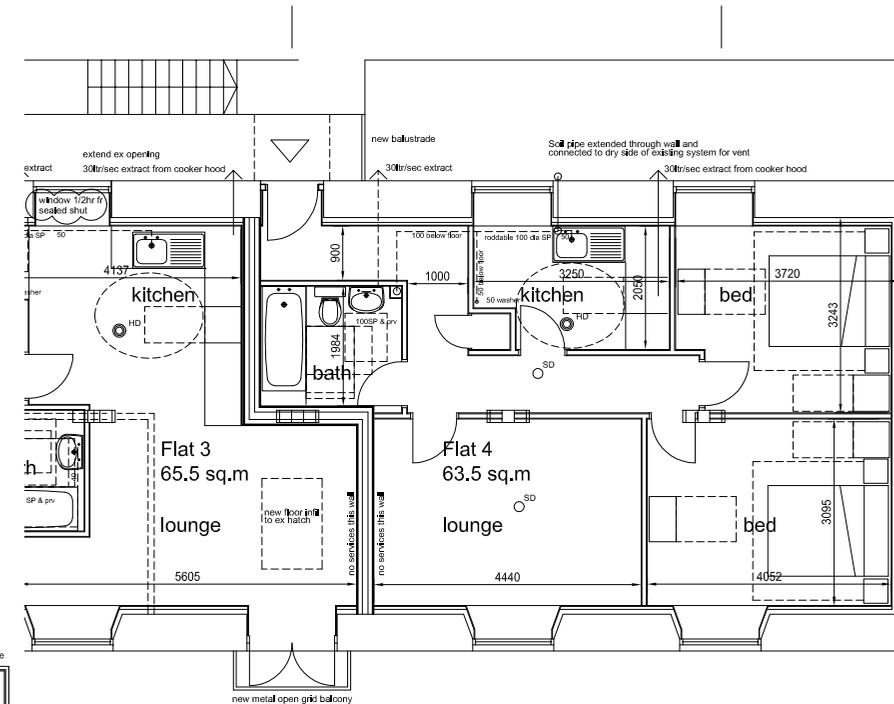
Heating
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Electrical
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Rev	Description	Date
	Conversion of workshop to 4No dwellings at 7 Quayside, Banff	
	proposed flat 3 plan	
	1 : 50 plotted at A3	11.35.12
	P.C.Fletcher, Architect	



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	Conversion of workshop to 4No dwellings at 7 Quayside, Banff	
	proposed flat 4 plan	
	1 : 50 plotted at A3	11.35.13
	P.C.Fletcher, Architect	

PROPERTY SPECIFICATIONS

PROPOSED PLANS AS PER PLANNING

"... These apartments have been well thought out which can only enhance the finished product and will create three superb converted apartments which would provide an excellent income or your return and investment..."



BOYNDIE BAY




McEwan Fraser Legal

Solicitors & Estate Agents

Part
Exchange
Available



Text and description
ANDREW REID
Surveyor



Professional photography
SCOTT MARSHALL
Photographer



Layout graphics and design
BEN DAYKIN
Designer

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