

Staggart House, 13 Fife St

BANFF, ABERDEENSHIRE, AB45 1JB



Exceptional renovation of a traditional stone and slate house circa 1840 which retains the character and charm of a bygone era with splendid sea views across the Bay



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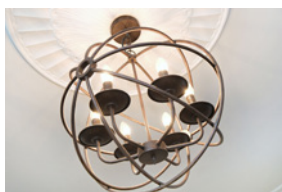
info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to offer this Grade 2, Category 'B' listed 4-bedroom traditional stone and slate semi-detached property. The property comprises of the original fisherman's cottage which was extended in approx 1840 and refurbished to the highest of specifications, with the quality of workmanship being evident at every turn. The current, and previous owner during their tenure have ensured to retain a wealth of original features throughout the renovations.

Offering spacious and versatile living accommodations over three floors, presented to the market in an immaculate walk-in condition. Further benefitting from many stylish fittings and finishings, fresh neutral decor, full double glazing, and gas central heating. This substantial property, with many potential opportunities, will make a superb family home with room to grow and would also suit extended family living, or has huge potential for business purposes. The property is a fully licensed compliant and lucrative Holiday cottage, with exceptional ratings on cottages.com and booking.com. Early viewing is a must and is highly recommended you will not be disappointed.

THE LOUNGE



The accommodation comprises, from the front door the welcoming hallway, with original stone flagged floor leads to two principal ground floor rooms. The main lounge with its high ceiling sash and case windows and original stone fireplace with an inset log-burning stove adds that touch of grandeur and sets the tone for the remainder of the property.

The second reception room is currently being utilised as a bar/games room with modern furniture dual aspect windows that flood the room with natural light, a great space for entertaining.

THE 2ND RECEPTION



THE KITCHEN/DINER



The bespoke kitchen with its vaulted ceiling and French doors to the garden and patio area is undoubtedly the heart of the house. This room incorporates a formal dining area and a large breakfast bar with original oak church panelling/church pew features and original stone feature wall. The bespoke kitchen has a decorative floor, multiple wall and base-mounted units with contrasting work surfaces, and quality integrated appliances. A centrally located utility room, which has a guest cloakroom completed the ground floor accommodation.





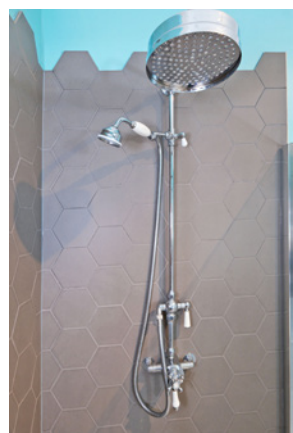
THE UTILITY/WC





An original carpeted staircase with metal balustrades leads to the first and second floors. On the first floor, there is a centrally located family bathroom with high-quality Burlington fittings including a roll-top bath and separate shower cubical. There are also two oversized double bedrooms both of which have ample room for an assortment of large stand-alone furniture as shown.

THE BATHROOM



BEDROOM 1



BEDROOM 2





On the second floor, there is a centrally located family shower room with two further double bedrooms both of which have front-facing dormer windows that flood the rooms with natural light and have splendid sea views across the Bay. In addition, there are ample storage cupboards throughout the property.

THE SHOWER ROOM



BEDROOM 3



BEDROOM 4



Free on-street parking is available immediately in front of the property.

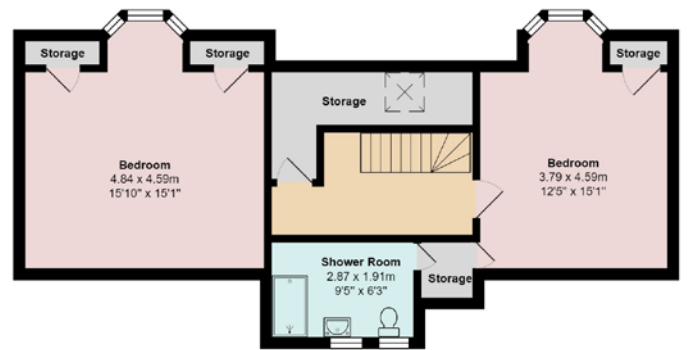
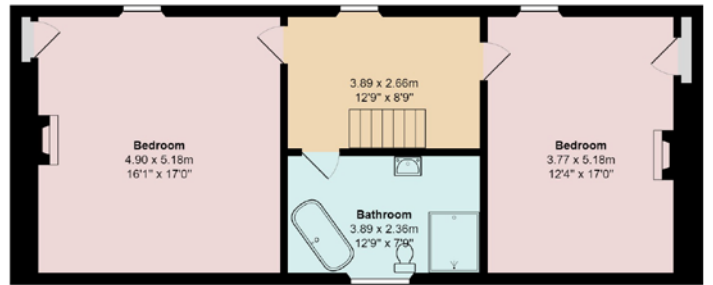
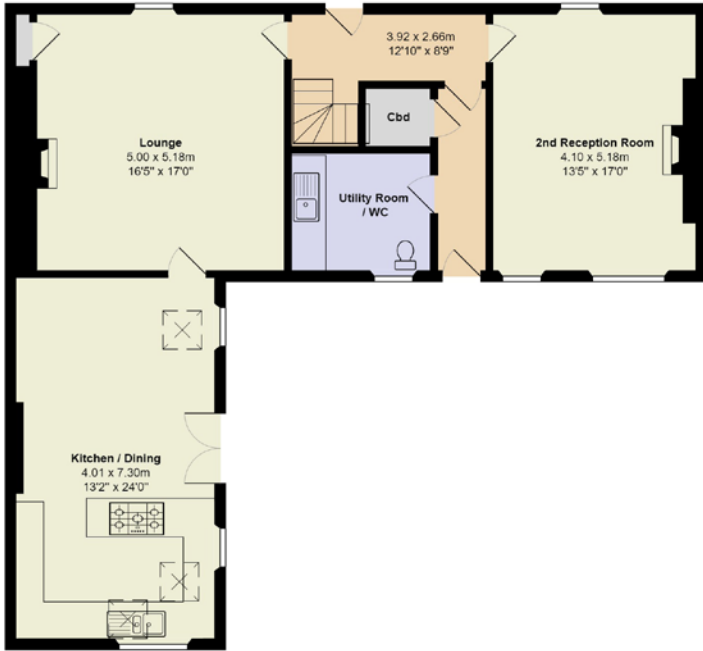
The extensive rear garden has a southwest aspect and is bordered by a high perimeter wall and is very private. The upper part of the garden is laid mostly to lawn with sporadic planting of shrubs and seasonal flowers and an extensive patio area laid to decorative stone paving is perfect for some alfresco dining, entertaining, and enjoying the sun.

The garden provides a secure environment for children and pets with only one pedestrian gate owned and used only by the property.

EXTERNALS



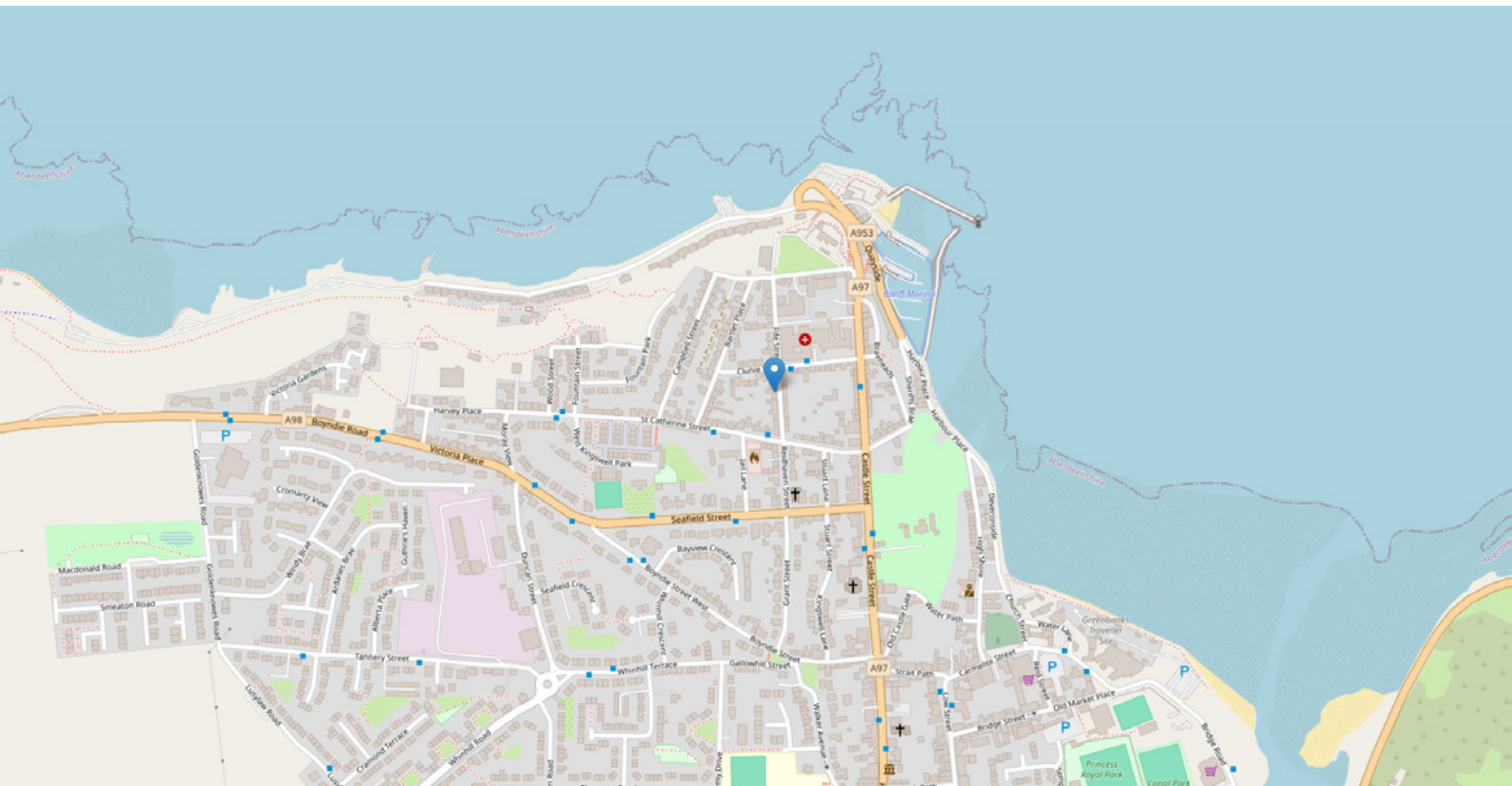
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 217m² | EPC Rating: E

Extras; All floor coverings, blinds, curtains, and light fittings are included in the sale unless otherwise stated. Other soft furnishings and electrical items are by separate negotiation.



THE LOCATION

Staggart House 13 Fife Street is located in the picturesque town of Banff, on the Moray Firth's coastal footpath. From here, you are within a short drive or walk 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 rugged coastline and beaches are all close by. There are some nice tearooms, delicatessens, other eateries, and hotels, all of which add to the appeal of the area which is frequented by numerous visitors, especially during peak seasons. Other amenities one would expect from a vibrant seaside town, such as banking options, NHS health centre, small shops, Post Office, restaurants, and major supermarkets are within walking distance.





Banff has a good academic reputation with a choice of primary schools in the area with secondary education available at the recently constructed Banff Academy. There are also numerous leisure facilities available in the area, including two immaculate eighteen-hole links golf courses, the Duff House Royal and the famous Royal Tarlair golf course.

The River Deveron is on your doorstep which 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 Banff.

This charming residence offers a perfect blend of historical charm and modern comforts, making it an ideal retreat for families, or groups seeking a memorable vacation.



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