

31-33 North High Street

PORTSOY, BANFF, AB45 2PA



*TRADITIONAL THREE-BEDROOM DWELLING CIRCA 1900 WITH HUGE
POTENTIAL AS A FAMILY/HOLIDAY HOME OR AIRBNB. HARBOUR LOCATION
IN A HISTORIC SEASIDE TOWN WITH A PRIVATE WALLED GARDEN*



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31-33 North High Street is situated in a conservation area, adjacent to two other properties located at the rear. This property incorporates the former shoe shop that was sympathetically renovated and converted into a residential property in approximately 1990. This quirky property has versatile living accommodation over three floors with immaculate décor in a fresh neutral tone throughout, and further benefits from full double-glazing and gas central heating.

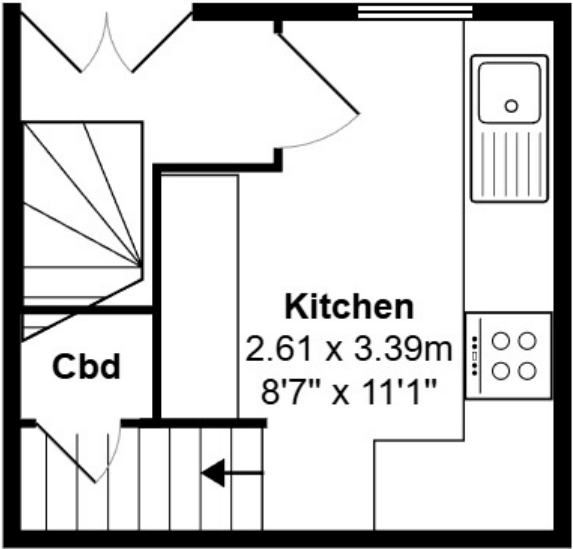
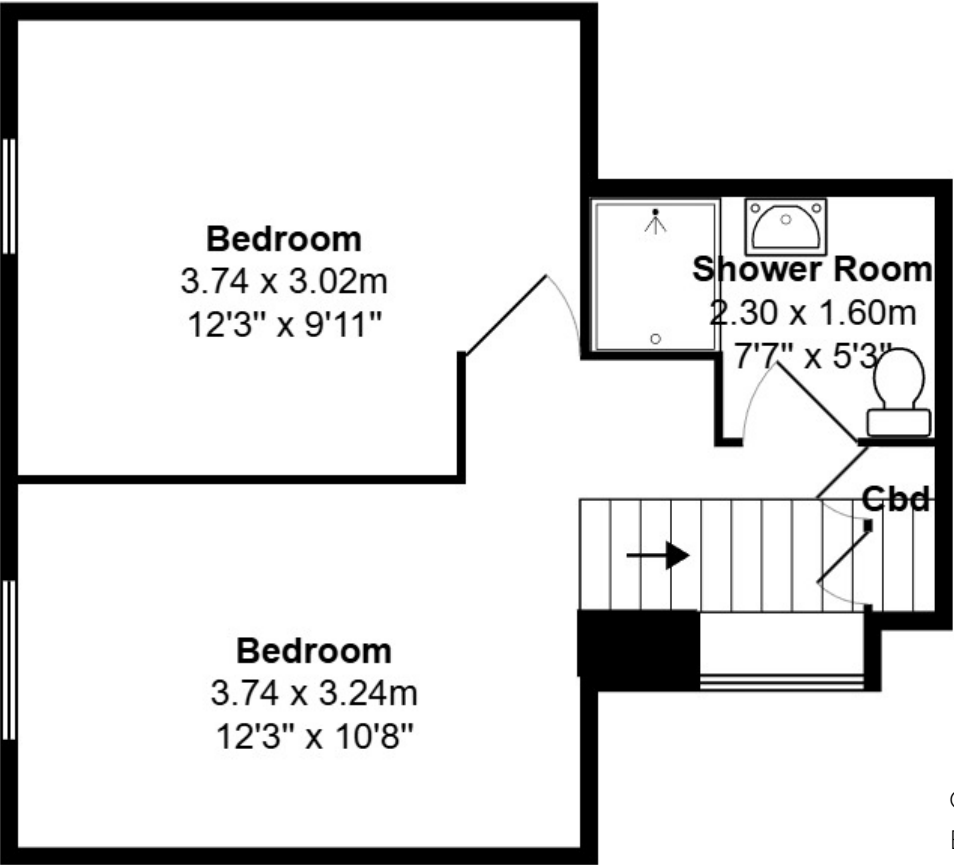


Access to the property is on the middle floor to the hallway, which incorporates the kitchen, fitted with ample wall and base-mounted units with contrasting worktops and standalone appliances. Stairs from the kitchen lead to the ground floor, which was formerly the shop, where there are two good-sized rooms currently set out as a double bedroom and dining room. Also located on the ground floor is a family shower room and a utility cupboard. Back to the hallway, where you go up to a half landing, where you will find the spacious lounge with dual aspect windows that flood the room with natural light, with a feature fireplace completing this room.

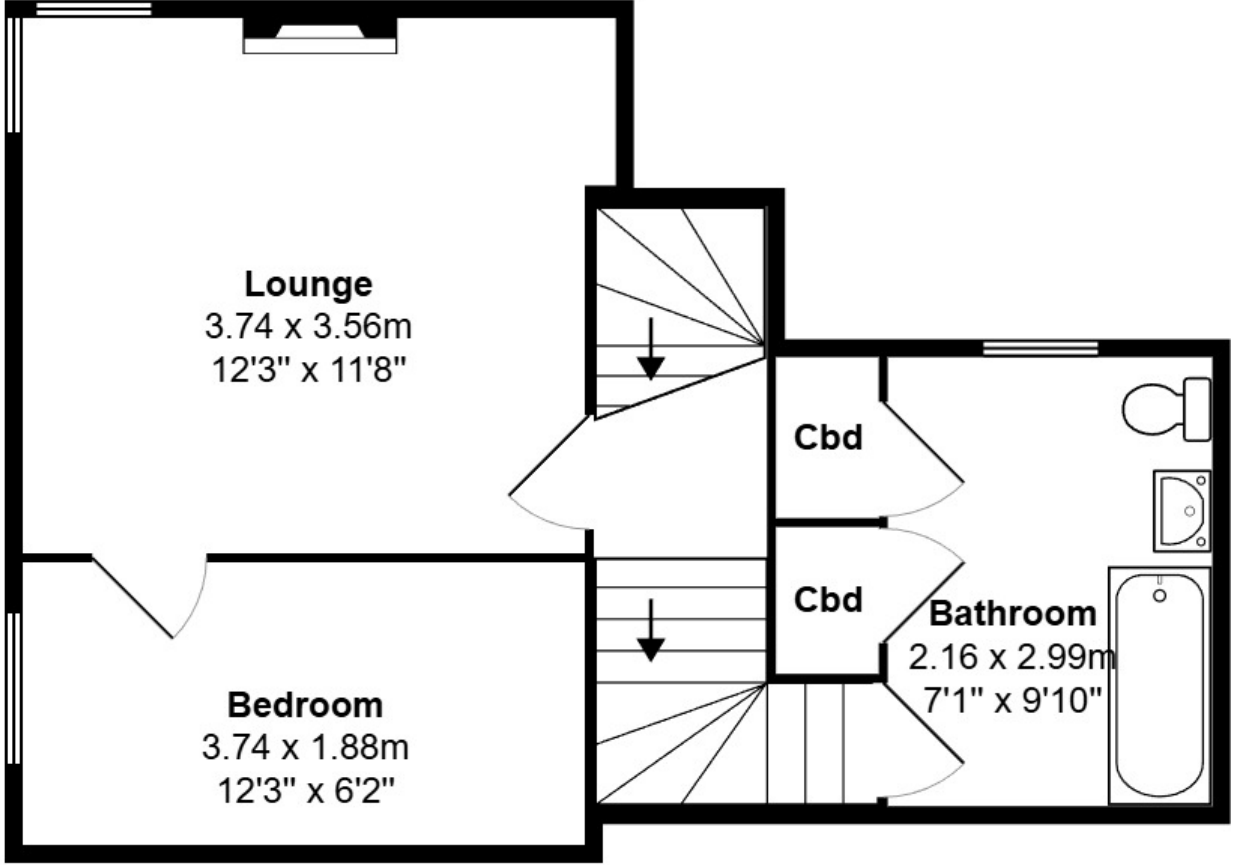




From the lounge, you have access to a single bedroom currently being used as a dressing room. Continue up the stairs to a three-piece family bathroom; in addition, there are ample storage cupboards throughout the property.



Gross internal floor area (m²): 66m²
EPC Rating: D





Free on-street parking is available at the harbour, less than 50 metres from the property. However, a shared lane with one neighbour from the front leads to a private garden with a high perimeter wall with vehicle access and parking from Barbank Street.

The garden is laid mostly to lawn with borders containing sporadic planting of mature shrubs and seasonal flowers. The summer house is a perfect venue for some al-fresco dining, entertaining and enjoying the sun. The private garden with its huge walls further provides a safe environment for children and pets alike.

Presented to the market in immaculate walk-in condition, an ideal purchase for those looking for a one-of-a-kind property. A fantastic second home, or with the demand for holiday homes and Airbnb's on the increase, it could be a very lucrative purchase. Viewing is highly recommended and the only way to fully appreciate the location, the property and the garden, you will not be disappointed.



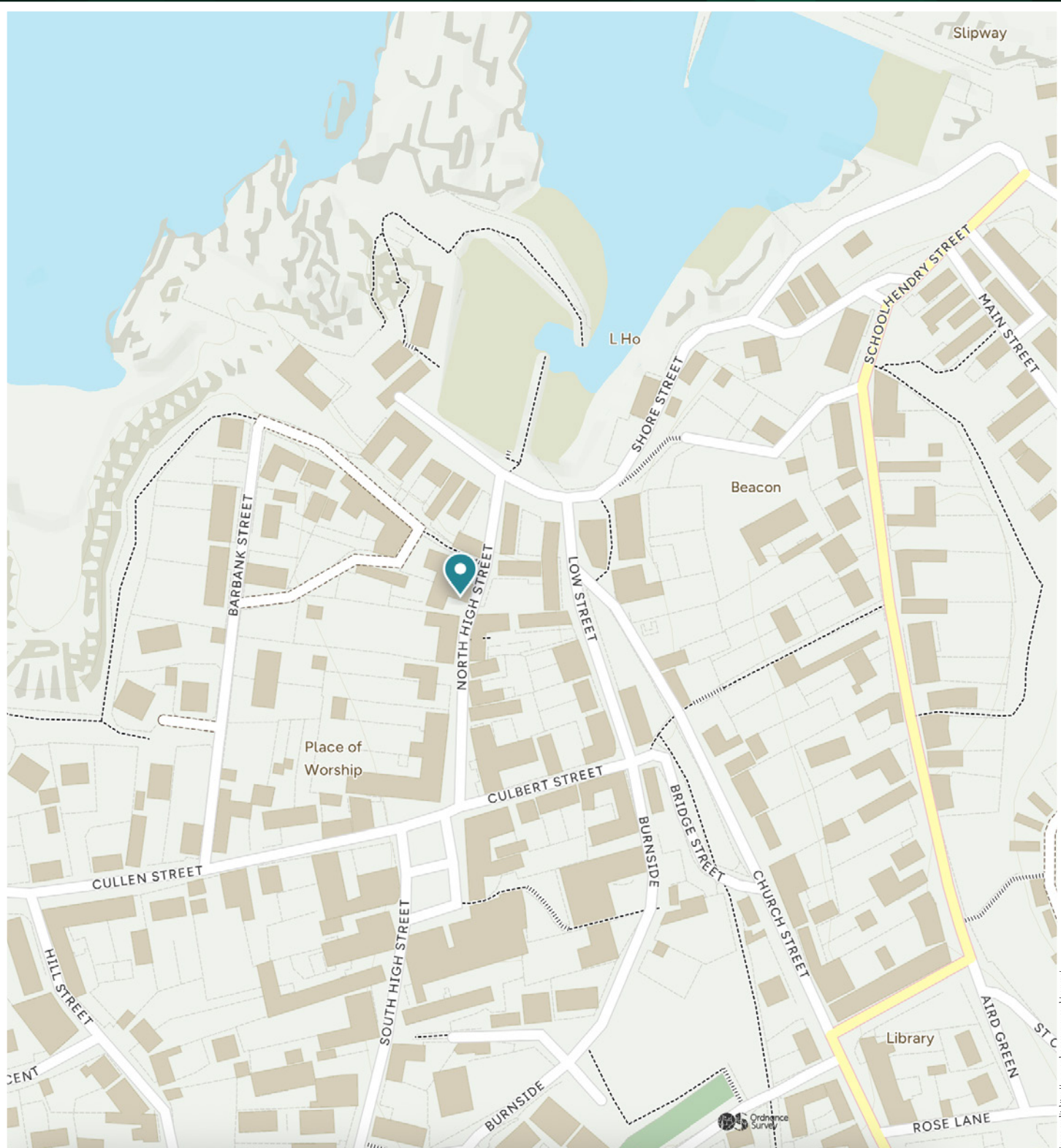




Located in historic Portsoy on the Moray Coast, this property provides immediate access to the harbour and is a short drive from stunning beaches like Sandend and Cullen. These expansive shores offer serene seclusion alongside wildlife such as seals and dolphins.

The area enjoys a mild climate and offers exceptional leisure, including salmon fishing on the Rivers Deveron and Spey, coastal fishing, horse riding, mountain biking, surfing, and golf at premier courses like Duff House Royal and Royal Tarlair nearby.

Portsoy itself features a historic harbour seen in films like *Peaky Blinders* and *Whisky Galore*, with scenic attractions including Loch Soy, The Salmon Bothy, The Sail Loft and The Marble Warehouse. Amenities encompass preschool and primary education, essential shops, a health centre, and dining options. The town is a popular visitor destination, especially during the Portsoy Boat Festival, and is served by the East Coast bus network.



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