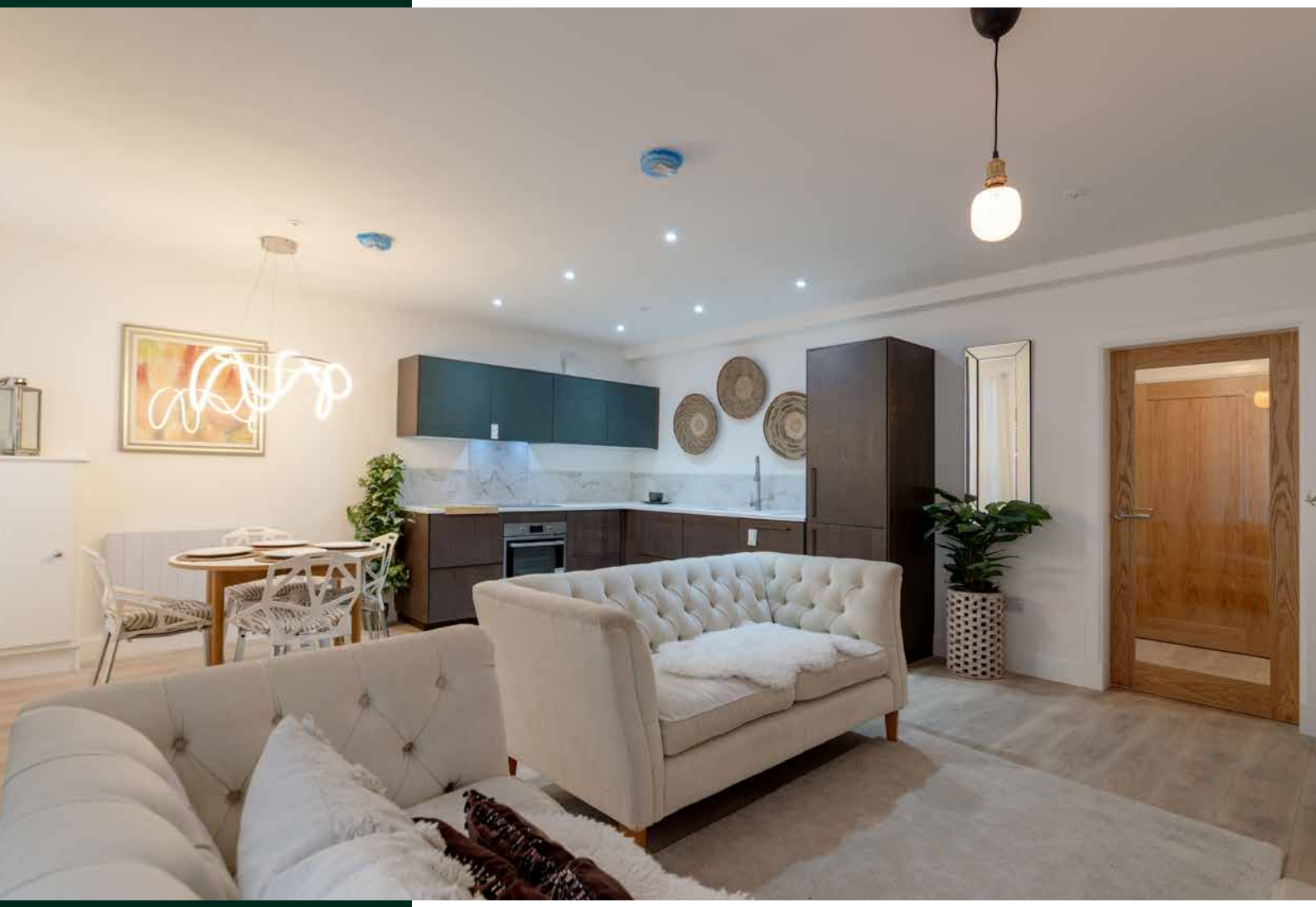
McEwan Fraser Legal
Solicitors & Estate Agents

35A Bridge Street

BANFF, ABERDEENSHIRE, AB45 1HD



Exceptional bare-brick renovation of an immaculate self-contained one-bedroom apartment



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McEwan Fraser Legal is delighted to offer this immaculate one-bedroom self-contained ground-floor apartment. 35A Bridge Street was formerly a local care home, which at present is undergoing a full bare-brick renovation to an exceptional standard. Two of the four units have been completed, with 35A being the first to come to the market.

This spacious ground floor apartment has been extended and refurbished to the highest specifications, with the quality of workmanship and materials being evident at every turn. The current owner, during the renovations, has ensured that all building warrants and regulations have been adhered to. This allows the purchaser to move into a basically new home with the minimum fuss.

This property, with many potential opportunities, will make a superb first-time purchase or has huge potential for business purposes, as a lucrative holiday home/Air B&B.

THE LOUNGE



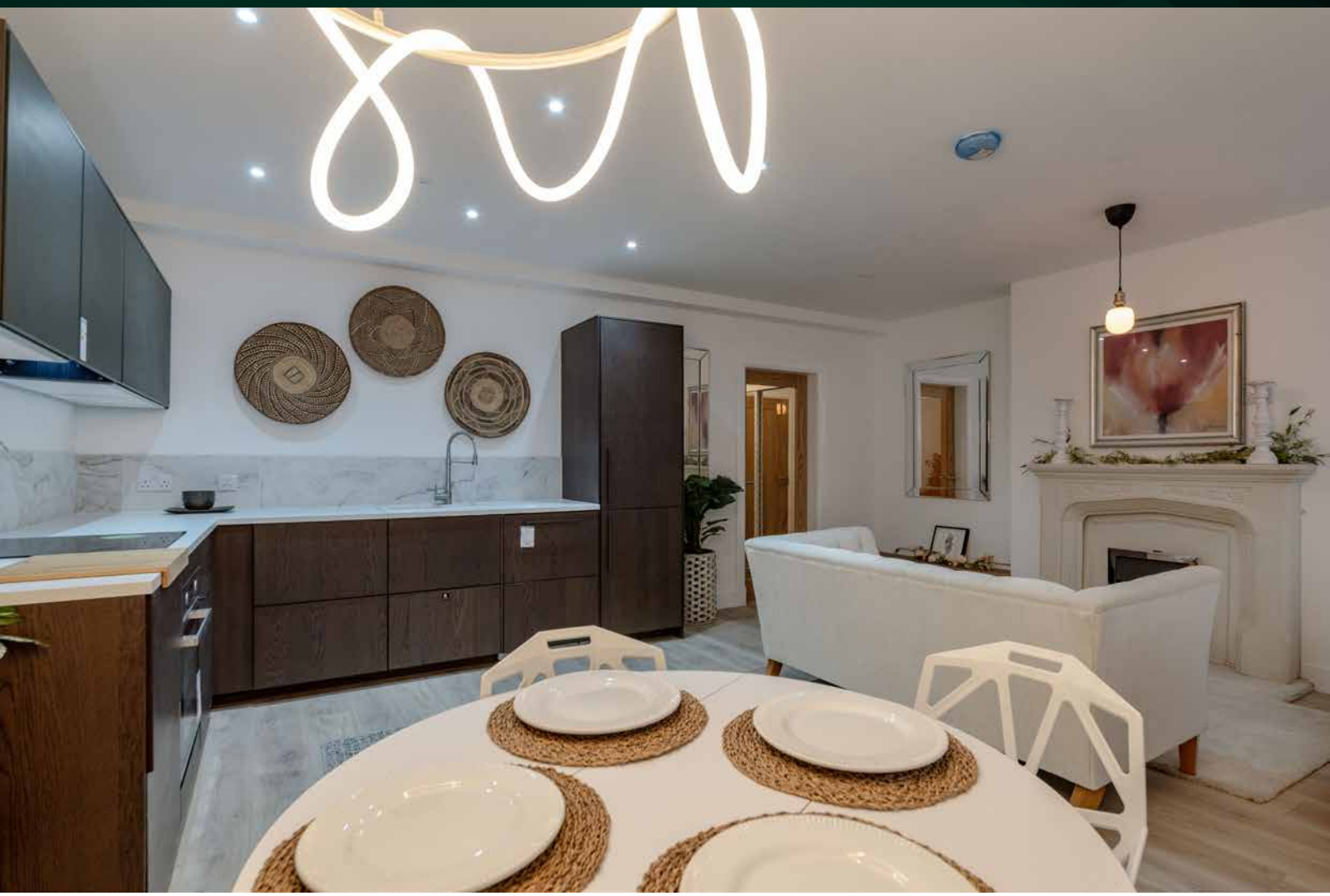






The accommodation comprises a front door to a welcoming vestibule leading to the open-plan lounge with dual aspect windows that flood the area with natural light, and a modern-style fireplace adds that touch of grandeur.

THE KITCHEN



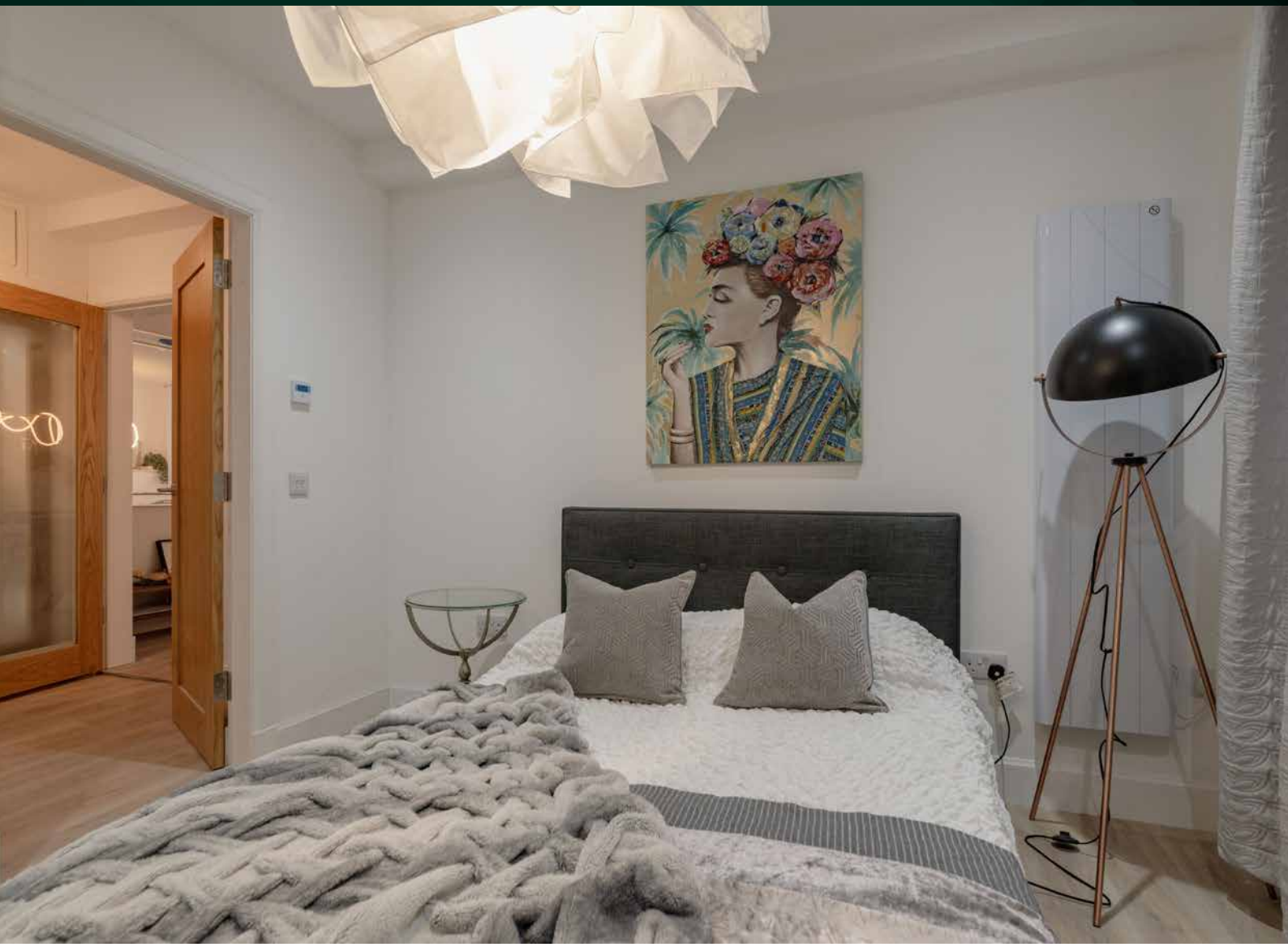
The bespoke kitchen incorporates a formal dining area with multiple wall- and base-mounted units with contrasting work surfaces and quality integrated appliances.





A modern shower room and double bedroom at the rear of the property complete the accommodation.

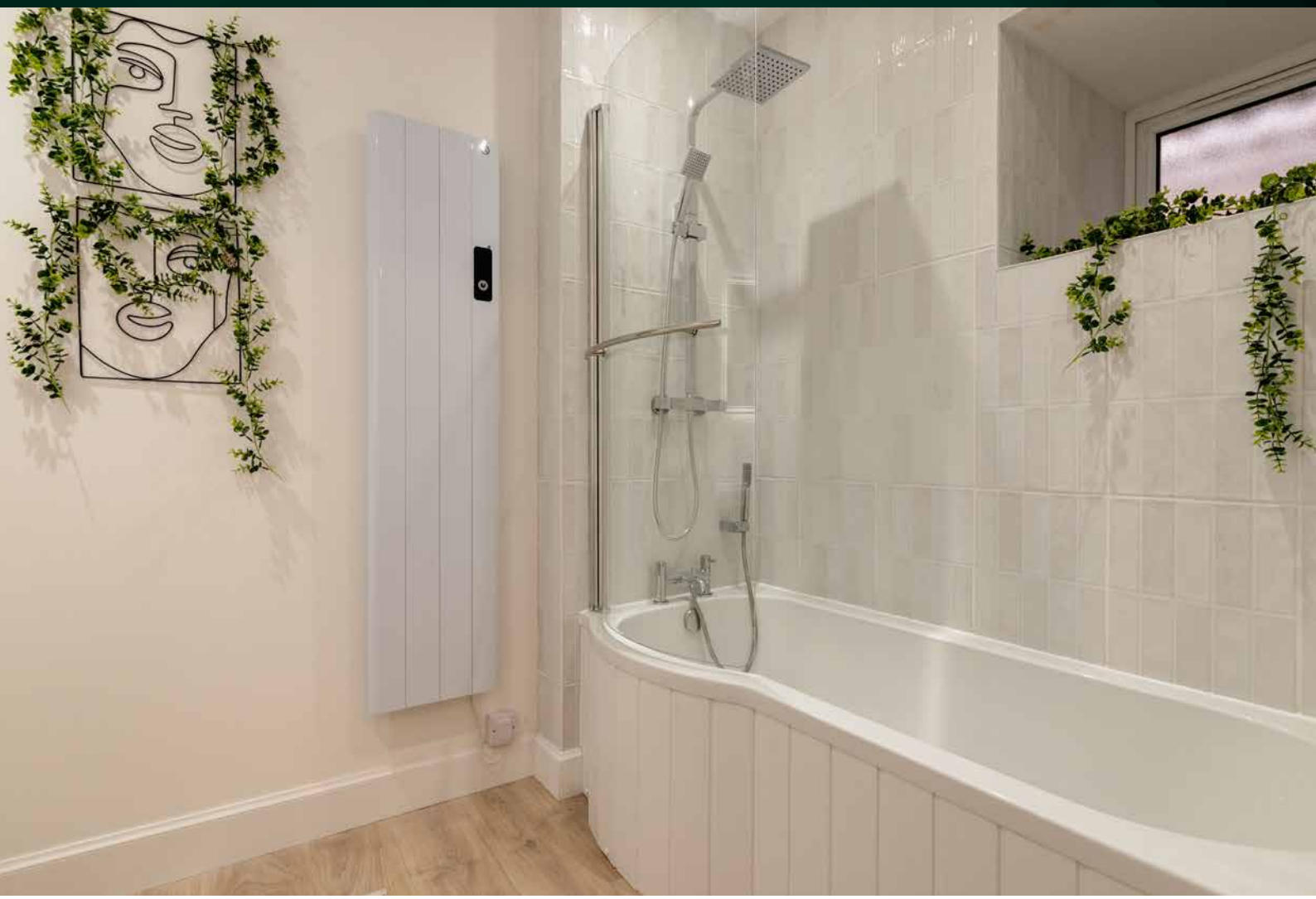
THE BEDROOM







THE BATHROOM





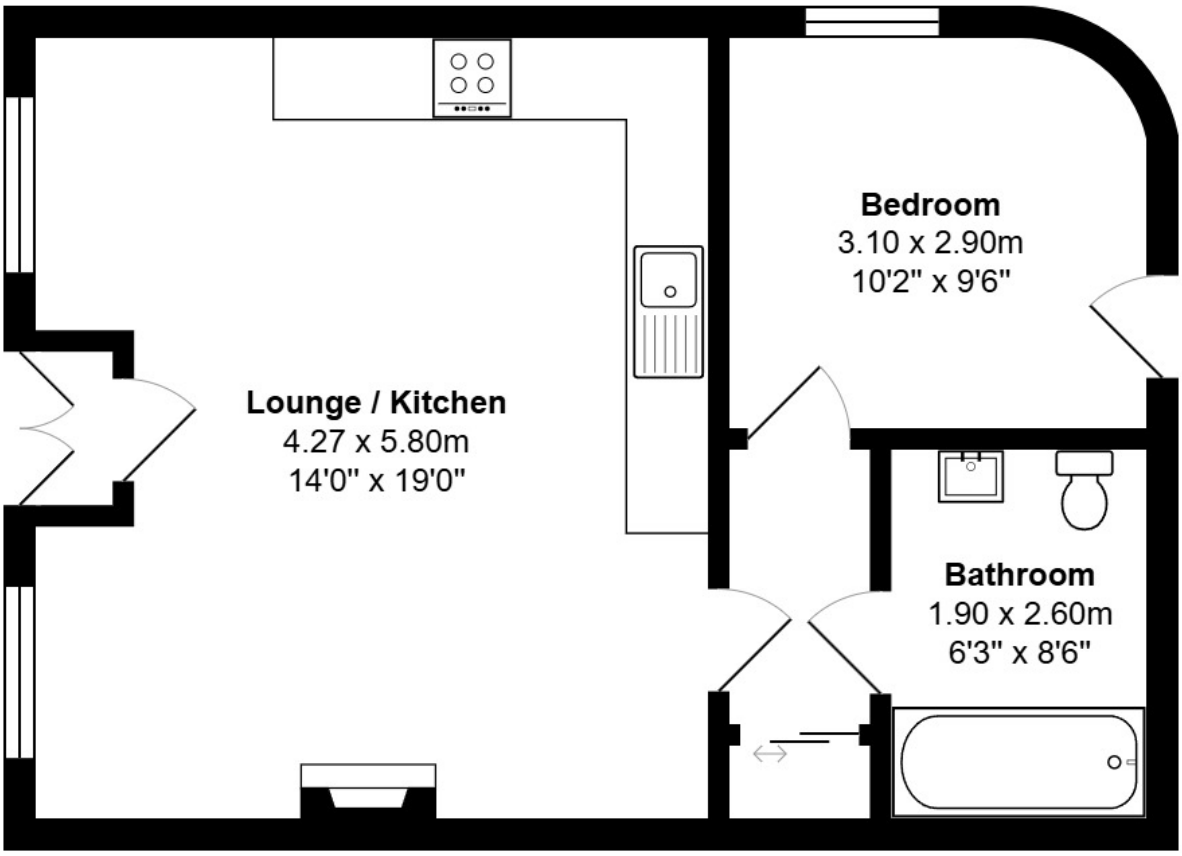


Free on-street parking is available immediately in front of or close to the property.

Further benefits include a multitude of stylish fittings and finishes, fresh neutral decor, full double glazing, and gas central heating.

Early viewing is a must and is highly recommended; you will not be disappointed.

FLOOR PLAN & DIMENSIONS

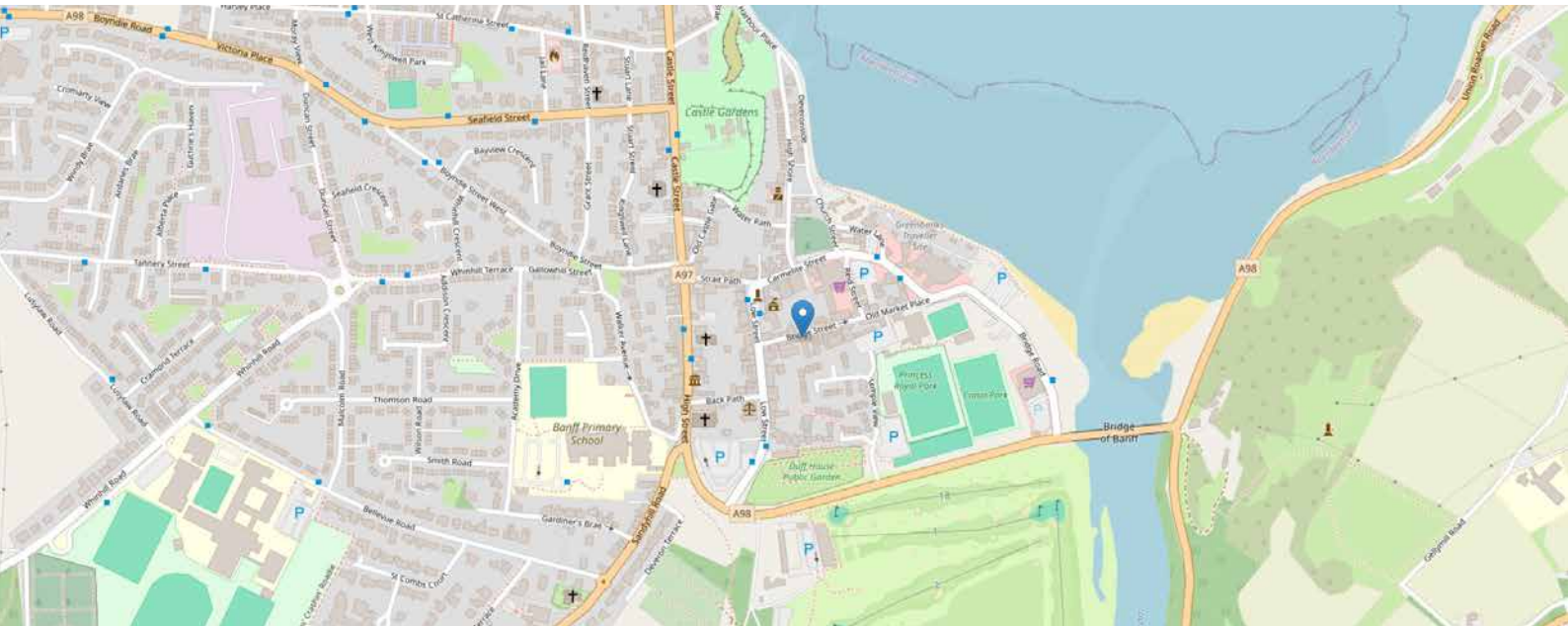


Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m^2): $52m^2$ | EPC Rating: C

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.

Services: Mains electricity, main drains, water, and gas.



THE LOCATION

35A Bridge Street is located in the picturesque town of Banff, on the Moray Firth's coastal footpath. From here, you are a short drive or walk from some of the Moray Coast's most talked-about beaches, where you can see abundant wildlife, including seals, dolphins, and numerous bird species 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. The area has nice tearooms, delicatessens, other eateries, and hotels; it is frequented by many visitors, especially during peak seasons. Leisure facilities are available, 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.

Other amenities one would expect from a vibrant seaside town, such as banking options, an NHS health centre and hospital, small shops, a Post Office, restaurants, and supermarkets, are within walking distance. Banff has a good academic reputation, with a choice of primary schools and secondary education available at the recently constructed Banff Academy. A comprehensive East Coast bus network operates through Banff.







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