

43 South High Street

PORTSOY, BANFF, AB45 2NT



IMMACULATE TWO-BEDROOM SELF-CONTAINED APARTMENT



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43 South High Street is a Grade C-listed dwelling located in a conservation area. This upper self-contained two-bedroom apartment has undergone a fantastic renovation during the current owner's tenure, with the use of professional tradespeople evident throughout. This quirky property has spacious living accommodation on a single level with fresh neutral tones, immaculate décor and floor coverings throughout. The property further benefits from replacement double-glazed sash-and-case windows and gas central heating.

Presented to the market in immaculate walk-in condition, this is an ideal purchase for those looking for a one-of-a-kind property. A fantastic 2nd home, or with the demand for holiday homes and Air B&Bs on the increase, it could be a very lucrative purchase. Viewing is highly recommended, and the only way to fully appreciate this property; you will not be disappointed.



The property comprises access to the property is from the gated courtyard that belongs to this property; a sweeping, long staircase and interior hallway lead to all accommodation.

The open-plan lounge and kitchen are bathed in natural light from a set of five oversized sash and case windows, creating a bright and airy feel. A modern wall-mounted fire adds that touch of grandeur, while the stylish, newly fitted kitchen offers plenty of base and wall units and quality integrated appliances; there is also ample space for a dining table and chairs.



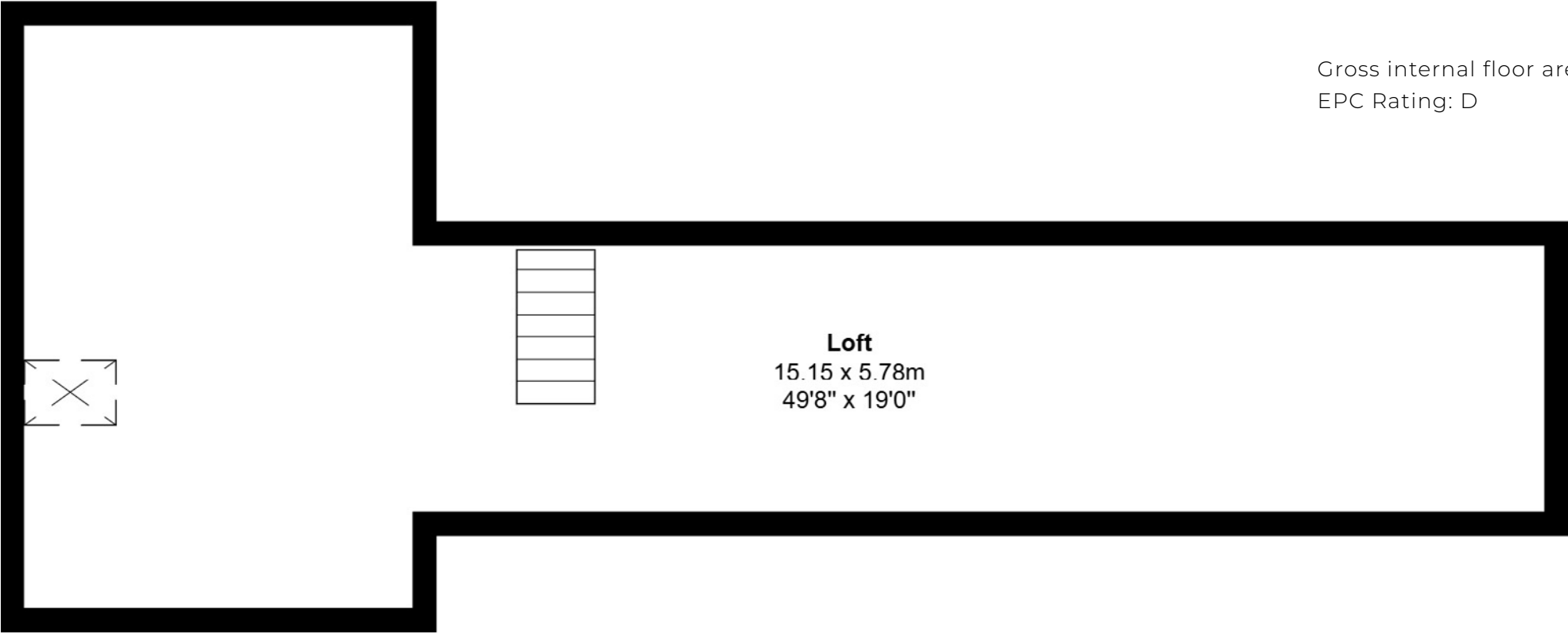




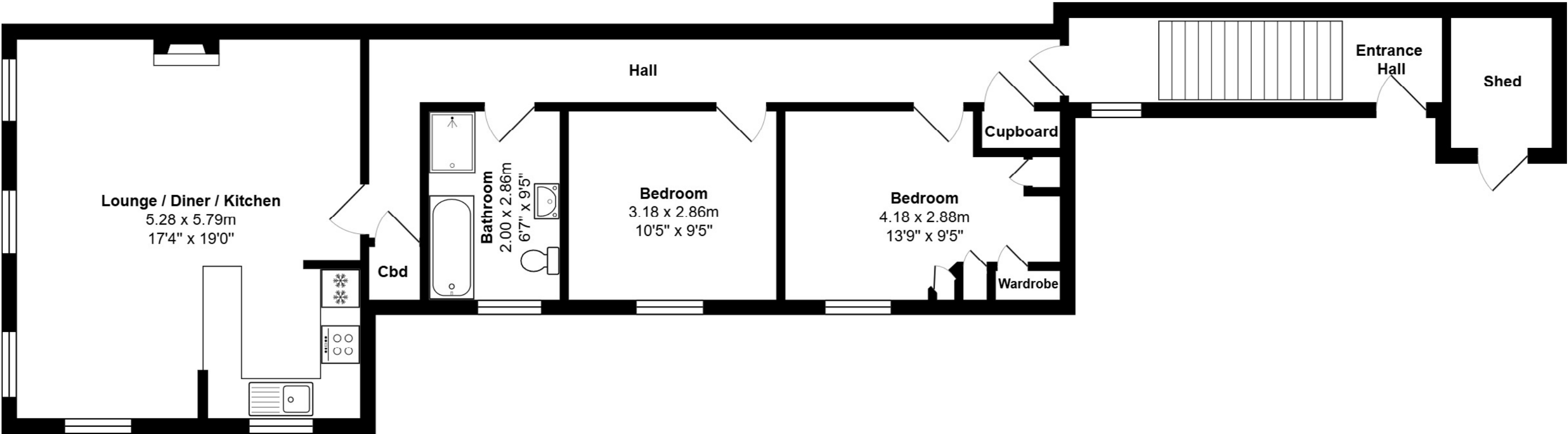
From the hallway, you have access to two double bedrooms. The main bedroom has large fitted wardrobes, and the second bedroom is set with two single beds but has room for a choice of free-standing furniture. The modern four-piece family bathroom with a separate shower cubicle completes the accommodation. In addition, there are ample storage cupboards throughout the property.

The huge attic with Ramsay Ladder access is fully insulated with power and light and has fantastic potential to add further accommodation once the relevant planning is applied for and granted.





Gross internal floor area (m²): 86m²
EPC Rating: D





Free on-street parking is available immediately in front of the property or at the small town square less than 100 metres from the property. A gated private courtyard laid with decorative stone chip with sporadic planting of potted seasonal flowers is a perfect venue for some al-fresco dining, entertaining and enjoying the sun and provides a safe environment for children and pets alike.



Located in the historic vibrant seaside town of Portsoy on the Moray Coast, minutes from the harbour or a short drive will find you on some stunning beaches and rugged coastline that this area has to offer, Sandend and Cullen to name but a few, where you can find yourself completely alone with acres of sand stretching out in front of you with only the abundance of wildlife that frequent these shores to keep you company, from seals to dolphins and numerous species of birds.



The Moray Coast is renowned for its relatively mild climate with numerous leisure facilities available in the area. You can have salmon and trout fishing on the Rivers Deveron and the Spey, with a choice of harbours, beaches and rugged coastline waiting to be fished. Locally, you will find an abundance of outdoor pursuits: horse riding, mountain bike trails, surfing and windsurfing, and a multitude of immaculate golf courses. The Duff House Royal and the famous Royal Tarlair are both located in the nearby towns of Banff and MacDuff.

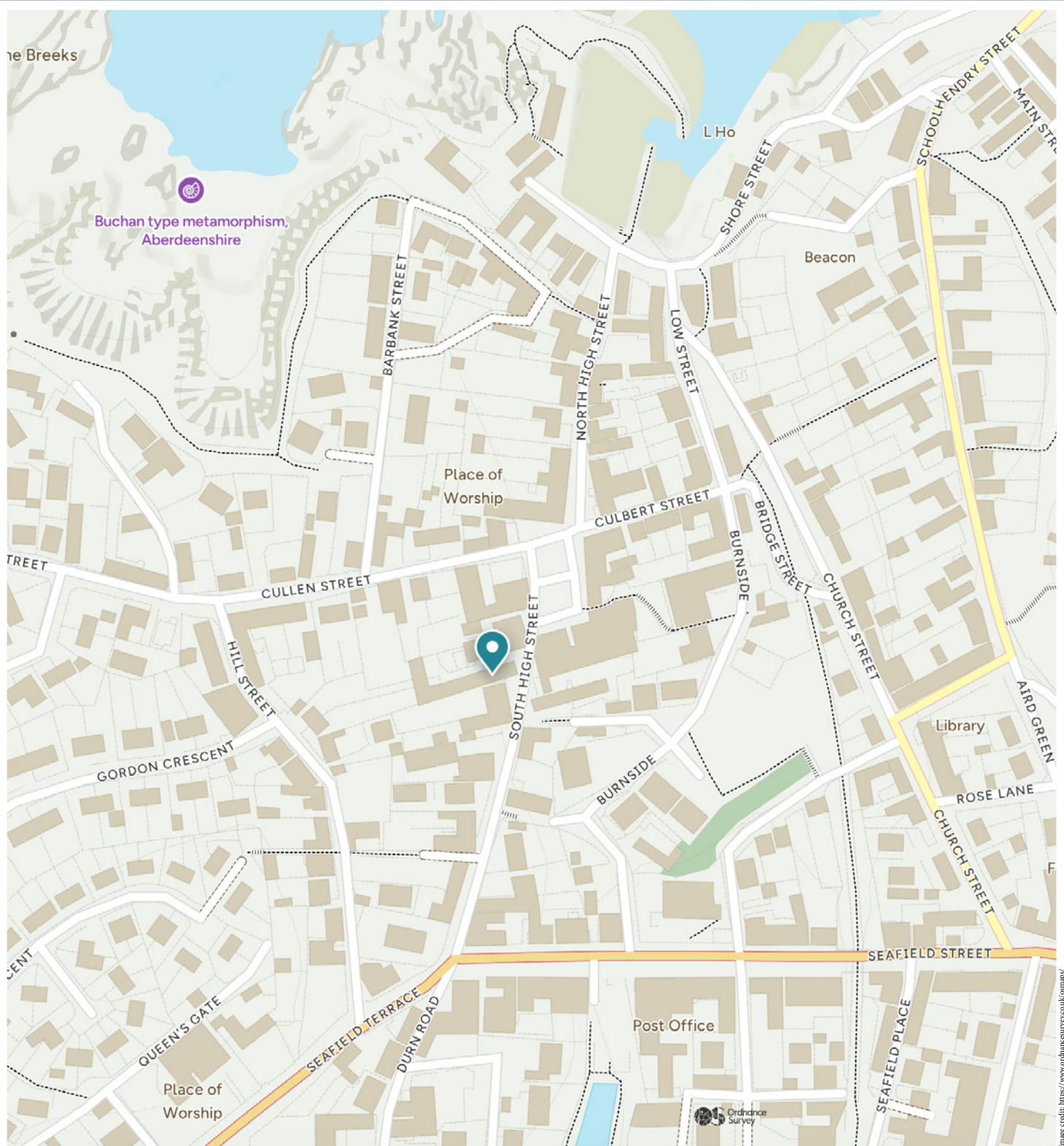


Portsoy is a beautiful little town, with its own historic harbour, which has featured in two recently released films, Peaky Blinders and the new Whisky Galore.

There is some spectacular scenery in and around the town, with the historic Durn House and Loch Portsoy. All the normal facilities one would expect can be found locally; there is preschool and primary schooling, with secondary schooling facilities available in the nearby towns of Buckie and Banff.

A variety of local shops can be found within the town centre, including an NHS health centre, a Post Office, a supermarket, restaurants, cafés, 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. A comprehensive East Coast bus network also operates through the town of Portsoy.





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