

grantsmith
LAW PRACTICE

8 Gallowhill Street, Banff, AB45 1HA
£60,000 offers over

Property summary

We are delighted to offer for sale this spacious 3 bedroom ground floor flat located in a popular residential area of Banff. The property comprises: 3 bedrooms, shower room, lounge, kitchen, side gardens with 2 small sheds.

This property would make the ideal first time buy or buy to let investment benefiting from spacious rooms and ample storage.

Banff is situated on the Moray Firth coast at the mouth of the River Deveron and is renowned for its historic and tourist interest. Lying approximately 46 miles from Aberdeen, Banff has a good range of shops and other local services. Recreational facilities such as golf, fishing, bowling, swimming, sailing and other water sports are all within easy reach.

Viewing is recommended to appreciate this property.

COUNCIL TAX BAND – A

EPC BAND - D

Type: Flat Or Apartment

Availability: For Sale

Bedrooms: 3

Bathrooms: 1

Reception Rooms: 1

Parking: On Road Parking

Outside Space: Shared Garden

Council Tax Band: A

Full details

Entry – Entry is gained via the front partially glazed exterior door leading into the large hallway. The hallway gives access to the all 3 bedrooms, shower room, lounge and large storage cupboard housing electrics.

Bedroom 1 – (4.04m x 3.03m) (13.25ft x 9.94ft) approx.

Side window overlooks the side path and side garden area. Built-in wardrobe with shelving and rail provides additional storage.

Bedroom 2 – (2.89m x 4.07m) (7.84ft x 13.35ft) approx.

Spacious room with side window overlooking the side path and side garden area.

Bedroom 3 – (2.39m x 3.56m) (7.84ft x 11.68ft) approx.

Spacious room with side window overlooking the side path and side garden area.

Shower Room – (1.54m x 3.03m) (5.05ft x 9.94ft) approx.

The shower room has a 3 piece suite consisting of W/C, wash hand basin with mixer tap and enclosed shower unit. A side facing opaque window provides natural light.

Lounge – (4.95m x 3.19m) (16.24ft x 10.46ft) approx.

Large front window overlooks front garden and St. Catherine Street. Small storage cupboard with shelving. The *gas, electric* fireplace is the focal point of the room. Access to bedroom 2.

Kitchen – (3.05m x 3.11m) (10.01ft x 10.20ft) approx.

The kitchen has ample base and wall units, undercounter space for washing machine and room for fridge freezer, sink with a drainer and mixer tap, electric hob with overhead extractor fan. The kitchen has a large storage cupboard that houses the boiler. Side facing window looks out on to side path and side garden. Partially glazed side door takes you to side path and side garden area.

Type: Flat Or Apartment

Availability: For Sale

Bedrooms: 3

Bathrooms: 1

Reception Rooms: 1

Parking: On Road Parking

Outside Space: Shared Garden

Council Tax Band: A

Outside – Side paths lead from the front to the side of the property. The side gardens include a shared drying green and shared front side garden. The gas meter is located externally, outside the side kitchen door.

Type: Flat Or Apartment

Availability: For Sale

Bedrooms: 3

Bathrooms: 1

Reception Rooms: 1

Parking: On Road Parking

Outside Space: Shared Garden

Council Tax Band: A




8 Gallowhill 10





























GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

Why choose Grant Smith Law Practice

Grant Smith Law has offices in Aberdeen, Turriff, Elgin, Banff, and Buckie. Whether you are looking for a well-appointed apartment in Aberdeen or a country property in Aberdeenshire, Banffshire, or Moray, we are ideally placed to help.

Looking for your next home in the North East? Whether you want a town house in Aberdeen or a country property in Aberdeenshire, Banffshire, or Moray, we can help. With offices in Aberdeen, Turriff, Elgin, Banff, and Buckie, we know the local market and guide you from first viewing to completion.

- Trusted since 1993
- Property specialists
- Local to you
- Plain speaking
- Experts who listen
- Full legal service

Get in touch

To arrange a viewing or discuss your property, get in touch with us today.

Call us
Aberdeen: 01224 621620
Turriff: 01888 562245
Banff: 01261 815678
Banff Meeting Rooms: 01261 815678
Buckie: 01542 831307
Elgin: 01343 544466

Follow us
Facebook
LinkedIn

Visit our website
www.grantsmithlaw.co.uk

grantsmith
LAW PRACTICE