



  
**grantsmith**  
LAW PRACTICE

11 Scotstown, Banff, AB45 1LA  
£110,000 in the region of

## Property summary

We are delighted to offer for sale this 3 bedroom spacious end-terraced dwellinghouse in Banff with uninterrupted sea views from the front. The property comprises: lounge, kitchen, bedroom 3, rear porch and W/C, first floor: 2 bedrooms, bathroom, multiple storage cupboards, rear garden with 2 sheds and on-street parking.

This property would make the ideal first-time buy, renovation project or holiday home benefitting from sea views, spacious rooms and private rear garden.

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 – B

EPC Band – D

## Full details

Entry – Entry is gained via the front exterior door leading into the entrance hall. The hallway gives access to bedroom 2, lounge, kitchen, stairs and spacious storage cupboard with shelf and railing.

Bedroom 2 – (4.33m x 3.28m) (14.21ft x 10.76ft) approx.

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**Type:** End Of Terrace House

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**Availability:** For Sale

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**Bedrooms:** 3

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**Bathrooms:** 2

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**Reception Rooms:** 1

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**Parking:** On Road Parking

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**Outside Space:** Rear Garden

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**Council Tax Band:** B

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**Uninterrupted Sea Views:**

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**On the Harbour:**

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Front facing window provides natural light and offers amazing sea views. Small rear facing window overlooks rear garden and provides natural light.

Lounge – (4.28m x 3.25m) (14.04ft x 10.66ft) approx.

This spacious and bright room has a large front window that boasts sea views and provides natural light. The large gas fireplace is the focal point of the room.

Kitchen – (4.63m x 1.68m) (15.19ft x 5.51ft) approx.

The kitchen has ample base and wall units with under counter space for white goods and sink and a half with a drainer and mixer tap, gas hob with integrated cooker. Large rear window overlooks the rear garden. There is a large pantry cupboard with folding doors that provides ample storage. Access to the rear porch and W/C can be gained.

Rear Porch – (1.76m x 1.77m) (5.77ft x 5.81ft) approx.

The rear porch houses the boiler and provides additional storage with plenty storage cupboards. Exterior door provides access to the rear garden. Access to W/C.

W/C – (0.84m x 1.49m) (2.75ft x 4.88ft) approx.

Small cupboard W/C off of the rear porch. Small opaque skylight provides natural light.

First Floor – The landing gives access to both bedrooms and bathroom. There are multiple storage cupboards with shelving, hooks and railings, one of which houses the electrics. Loft hatch can be accessed here.

Bedroom 1 – (4.05m x 3.61m) (13.29ft x 11.84ft) approx.

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Front facing window provides natural light and offers amazing sea views. Small storage cupboard provides additional storage.

Bathroom – (2.29m x 1.55m) (7.51ft x 5.08ft) approx.

The bathroom has a 3 piece suite consisting of W/C with built in storage units, wash hand basin with mixer tap and mirror above, bath with mixer tap and overhead shower. A rear facing opaque window provides natural light.

Bedroom 3 – (4.45m x 2.90m) (14.59ft x 9.51ft) approx.

Front facing window overlooks the harbour and offers uninterrupted sea views.

Outside – Access to the rear garden can be made via the rear door at the rear porch, or via the side path from the front of the house. Good sized rear gardens mainly slabbed and in need of attention. There are 2 small garden sheds. Fencing and walls along the boundaries. Gas meter located at side of property.

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GROUND FLOOR



1ST 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.  
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## 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.

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Property specialists

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Local to you

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Plain speaking

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Experts who listen

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Full legal service

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## Get in touch

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

### Call us

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Turriff: 01888 562245

Banff: 01261 815678

Banff Meeting Rooms: 01261 815678

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