



25A High Street, Banff, AB45 1AN
£114,000 offers over

Property summary

We are delighted to offer for sale this 4 bedroom mid-terraced house located in a popular residential area of Banff. The property comprises ground floor; W/C and kitchen, first floor; living room and 2 bedrooms, second floor; bathroom, 2 bedrooms, one with ensuite shower room, rear garden and store room. This property would make the ideal first time buy or buy-to-let 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.

EPC BAND – D

COUNCIL TAX BAND - A

Full details

Entry – Entry is gained via the partially glazed front exterior door leading into the entry, through a partially glazed interior door into the entrance hall. The entrance hall gives access to the dining kitchen, downstairs W/C/shower room and staircase. There is large eaves storage and a small under stairs cloakroom cupboard.

Dining Kitchen – (3.91m x 2.16m) (12.83ft x 7.09ft) approx.

The kitchen has ample base and wall units, gas hob with electric oven and overhead extractor fan, sink with a drainer and mixer tap. Large storage cupboard housing boiler. Front window provides natural light.

Type: Terraced House

Availability: For Sale

Bedrooms: 4

Bathrooms: 3

Reception Rooms: 1

Parking: On Road Parking

Outside Space: Rear Garden

Council Tax Band: A

Downstairs W/C/shower room – (2.42m x 1.35m) (7.94ft x 4.43ft) approx.

The downstairs W/C consists of a W/C and wash hand basin with storage cupboard underneath. There is also room for a corner shower.

First floor – The stair case leads on to a carpeted landing, rear window provides natural light. Landing gives access to living room and bedrooms 2 and 3.

Living Room – (4.16m x 4.11m) (13.65ft x 13.48ft) approx.

Spacious lounge with windows to front and side. Open fireplace is the focal point of the room. Door leading to rear garden.

Bedroom 2 – (3.29m x 2.85m) (10.79ft x 9.35ft) approx.

2 built-in double wardrobes and shelving. Front window provides natural light.

Bedroom 3 – (3.59m x 2.85m) (11.78ft x 6.73ft) approx.

2 built-in wardrobes with shelving and railing. Front window provides natural light.

Second floor – The stair case leads on to a carpeted landing, rear window and skylight provides natural light. Landing gives access to bedrooms 1 and 4, bathroom and storage cupboard.

Bedroom 1 – (3.42m x 3.19m) (11.22ft x 10.47ft) approx.

Type: Terraced House

Availability: For Sale

Bedrooms: 4

Bathrooms: 3

Reception Rooms: 1

Parking: On Road Parking

Outside Space: Rear Garden

Council Tax Band: A

Windows to front and side, both providing natural light. Double wardrobe with shelves and railing and small wardrobe with shelving providing additional storage. Access to en-suite.

En-Suite – (1.33m x 1.59m) (4.36ft x 5.22ft) approx.

En-suite has a 3 piece suite consisting of W/C, wash hand basin with mixer tap and step up to corner shower cubicle.

Upstairs Bathroom – (2.39m x 2.03m) (7.84ft x 6.66ft) approx.

The upstairs bathroom has a 4 piece suite consisting of W/C, wash hand basin with mixer tap, corner shower cubicle and corner bath. Front window provides natural light.

Bedroom 4 – (2.27m x 3.24m) (7.45ft x 10.63ft) approx.

Window to front and rear skylight, both providing natural light. Double wardrobe providing additional storage. Shelving with room underneath for storage.

Outside – Accessed via the living room, steps to rear patio/slabbed pathway area takes you up to a large decking area perfect for alfresco dining with garden shed. Next to the property there is a small store.

Type: Terraced House

Availability: For Sale

Bedrooms: 4

Bathrooms: 3

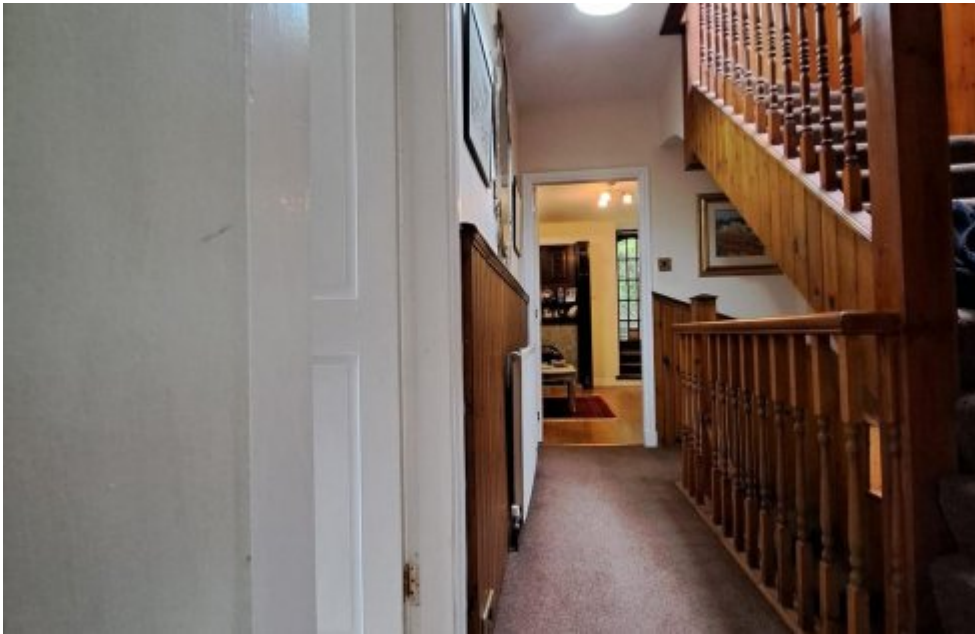
Reception Rooms: 1

Parking: On Road Parking

Outside Space: Rear Garden

Council Tax Band: A













GROUND FLOOR



1ST FLOOR



2ND FLOOR



3RD 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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