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LAW PRACTICE

60 St Catherine Street, Banff, AB45 1JU
£60,000 offers over

Property summary

We are delighted to offer for sale this 2 bedroom ground floor flat located in a popular residential area of Banff. The property comprises: lounge, kitchen, shower room, 2 bedrooms exclusive front garden and shared side path and rear garden area with separate allotment.

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 - C

Full details

Entry – Entry is gained via the front partially glazed exterior door leading into the hallway. The hallway gives access to the shower room, kitchen, bedroom 1 and lounge.

Bedroom 1 – (3.68m x 4.01m) (12.07ft x 13.15ft) approx.

Large rear window overlooks the rear garden area. Large storage cupboard houses the electrics. Built-in wardrobe with shelving provides additional storage.

Type: Flat Or Apartment

Availability: For Sale

Bedrooms: 2

Bathrooms: 1

Reception Rooms: 1

Parking: On Road Parking

Outside Space: Front Garden, Rear Garden

Council Tax Band: A

Kitchen – (1.68m x 3.21m) (5.51ft x 10.53ft) approx.

The kitchen has ample base and wall units, undercounter space for white goods and sink with a drainer and two taps. The kitchen has a large storage cupboard that houses the boiler. Large front facing window looks out on to the front garden and small side window overlooks the side path.

Shower Room – (1.63m x 1.78m) (5.35ft x 5.84ft) approx.

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

Lounge – (4.92m x 3.68m) (16.14ft x 12.07ft) approx.

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

Bedroom 2 – (2.78m x 4.01m) (9.12ft x 13.15ft) approx.

Rear facing window overlooks shared rear garden area.

Outside – There are steps from St. Catherine Street up to a slabbed path way that is shared with the first floor flat. The front garden area that is mainly laid to lawn is exclusive to 60 St Catherine Street. There is a gas meter and an outdoor tap, both can be found at the front of the property. The rear garden area is shared and mainly laid to lawn. There is a separate allotment area towards the back of the garden with a small shed.

Type: Flat Or Apartment

Availability: For Sale

Bedrooms: 2

Bathrooms: 1

Reception Rooms: 1

Parking: On Road Parking

Outside Space: Front Garden, Rear Garden

Council Tax Band: A







GROUND FLOOR
679 sq.ft. (63.1 sq.m.) approx.



TOTAL FLOOR AREA : 679 sq.ft. (63.1 sq.m.) approx.

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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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.

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