



FORBES PROPERTY
PROPERTY, LETTING & MORTGAGE ADVICE

HOUSE FOR SALE

**12 High Shore
Banff AB45 1DB**

Offers over £115,000



Living room



Kitchen



Bedroom



Property

Features

- ✓ END-TERRACE HOUSE
- ✓ SEAVIEW
- ✓ 2 DOUBLE BEDROOMS
- ✓ SHOWER ROOM
- ✓ GAS HEATING
- ✓ DOUBLE-GLAZING
- ✓ COUNCIL TAX BAND A
- ✓ EPC RATING D

About The

Property

This property is an excellent investment for a holiday cottage that you can't miss! We are delighted to present this charming 2-bedroom house that offers a cosy retreat. Close to all amenities, making it the ideal choice for modern living with a touch of coastal charm. There is an old graveyard immediately adjacent to the rear. This property would make an ideal home for a first-time buyer, a holiday let or alternatively, someone looking for a buy-to-let investment. Situated within an established mainly residential area in a historic part of the small coastal town of Banff, close to the town centre.

Why

Choose Us

Forbes Property is an established estate agency that has been operating in the north east of Scotland for over 36 years.

During this period we have worked closely with the local community to build an established reputation that is commended for our friendly service, approachability and

FOR MORE DETAILS:
01346 517124

68 Broad Street,
Fraserburgh, AB43 9AS

VISIT OUR WEBSITE
WWW.FORBESPROPERTY.CO.UK

Accommodation Key Features

Spacious Bedrooms:

Featuring two bedrooms with Seaview, this home offers comfortable accommodation for individuals, couples, or small families, with versatile space for living and sleeping arrangements. Ideal for small family families or investors who wish to expand their portfolio – huge potential for a holiday B&B. Each bedroom offers privacy, and the bedrooms are of generous size, offering ample space for relaxation and personalization. Large windows flood the rooms with natural light, creating a warm and inviting atmosphere.

Close to All Amenities:

Proximity to essential amenities like shops, schools, parks and public transportation adds convenience to daily life. Residents can easily access services and activities without travelling far. Overall, this accommodation offers comfort, functionality, and convenience, making it an attractive option for various lifestyles.

Easy Access for Travel:

Accessibility to major roads, highways, or transport hubs ensures smooth travel for residents. Whether commuting to work or embarking on weekend getaways, the property's location offers convenience for travellers.

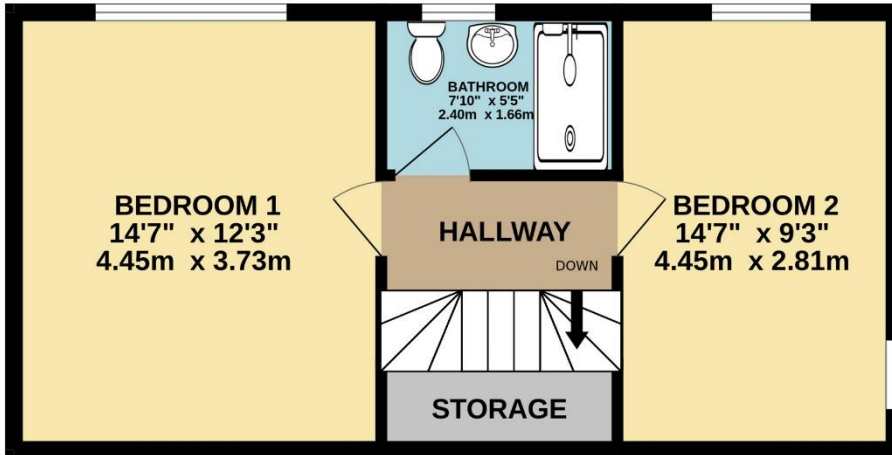
[Don't miss the opportunity to make this cosy 2-bedroom property yours. Contact us for a viewing and experience the epitome of contemporary living.](#)

Floor plan

GROUND FLOOR



1ST FLOOR



Entrance



Living room

(4.47m x 5.98m)





Kitchen

(4.47m x 2.89m)



Storage



1st Floor landing



Shower room

(2.40m x 1.66m)



Bedroom 1

(4.45m x 3.73m)



Bedroom 2

(2.40m x 1.66m)

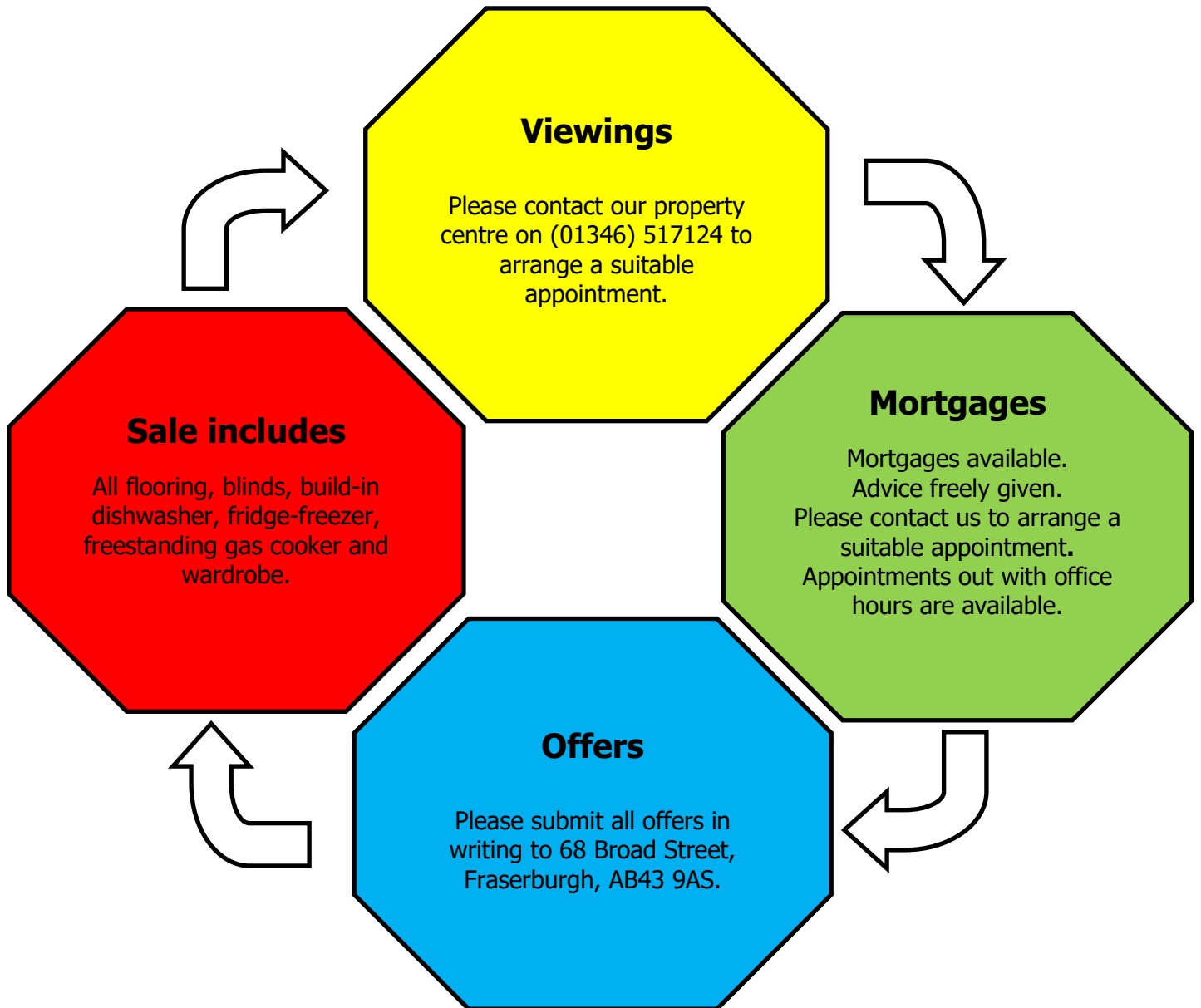


Rear



Seaview





Please Note: Whilst the foregoing particulars are believed to be correct, they are not guaranteed therefore purchasers should satisfy themselves on all points prior to submitting an offer.

N.B Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.