

7 Waters Edge

BANFF, AB45 1GH



*Exceptional recently completed two-bedroom
Penthouse apartment, with stunning
uninterrupted views of the Moray Firth*



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McEwan Fraser Legal is delighted to offer this stunning two double bedroom third and top floor executive apartment in a block of six. Architecturally designed and built to the highest of specifications circa 2021 by Carraig Homes Ltd, with the quality of workmanship being evident at every turn. The current and only owner during her tenure has maintained the property to an impeccable standard.

Offering spacious and versatile living accommodation over a single level, and is presented to the market in immaculate walk-in condition. Further benefitting from a multitude of stylish fittings and finishings, fresh neutral decor, full double glazing, and gas central heating. This substantial property with many potential opportunities will make a superb first-time purchase or has huge potential to be used as a lucrative Holiday home/Air B&B. Early viewing is highly recommended; you will not be disappointed.

THE LOUNGE/KITCHEN



The communal hall and stairway are bright and airy and are protected by a security entry system. Upon entering the apartment, there is a welcoming hallway including a utility cupboard with a washing machine. A fantastic modern open plan living/dining and entertaining space is flooded with natural light provided from French doors that open inwards and the kitchen window, allowing uninterrupted views of the Moray Firth.



The kitchen is fitted with a selection of modern base and wall-mounted units, contrasting work surfaces, integrated appliances, and a central island provides space for dining.





The master bedroom is generously proportioned and includes built-in sliding wardrobes, and a further double bedroom is also of a good size with ample space for a choice of bedroom furniture. Completing this lovely apartment is the centrally located three-piece shower room.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2



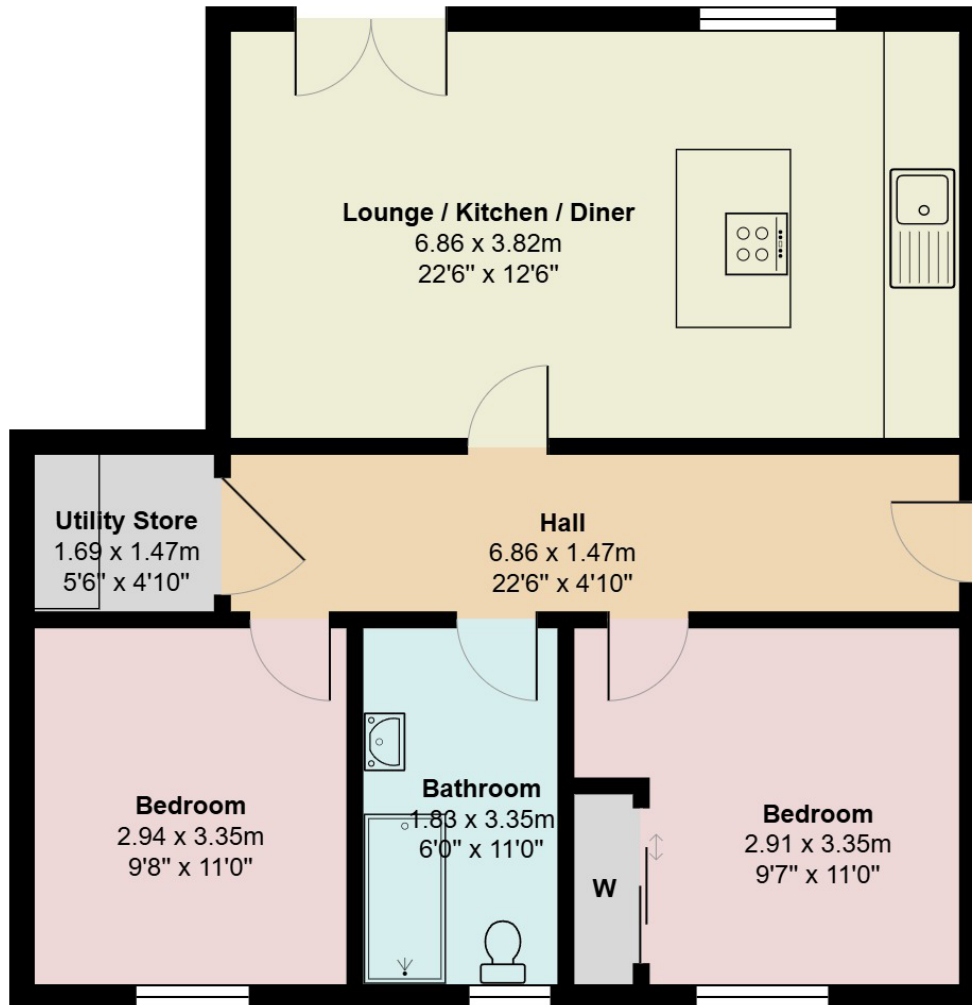
Private allocated parking is available at the side of the property, with a communal bin area that is discreetly covered by a wooden fence.

Extras: All floor coverings, blinds, curtains, and light fittings are included in the sale unless otherwise stated.

EXTERNALS & VIEW

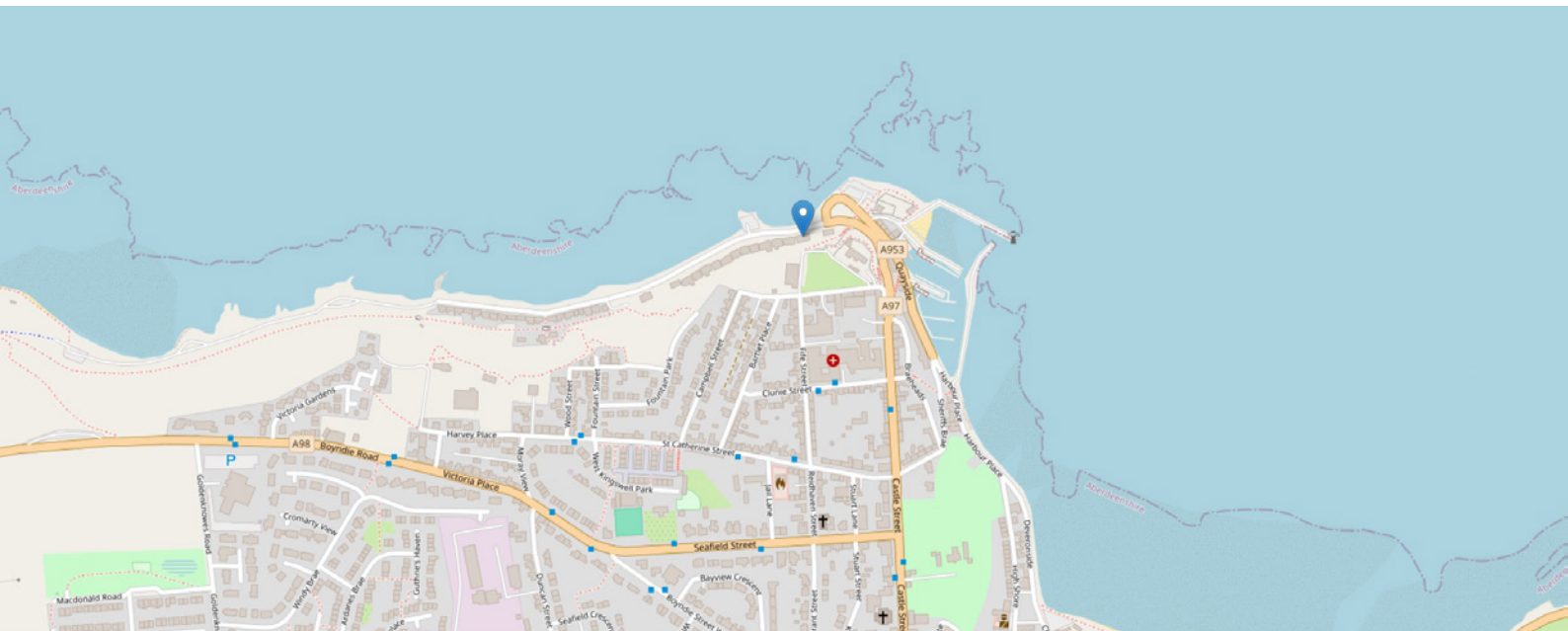


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 62m² | EPC Rating: C



THE LOCATION

7 Waters Edge is located in the picturesque town of Banff, on the Moray Firth's coastal footpath. From here, a hop skip and jump and you are at the coastal edge, you are also within walking distance or a short drive to some of the most talked-about beaches on the Moray Coast, where an abundance of wildlife can be seen, such as seals, dolphins, and the numerous species of birds that frequent this coastline. Banff is a historic town which boasts spectacular scenery in and around the locality. The historic Duff House, stunning marina, harbours, and spectacular rugged coastline and beaches are all nearby.





There are some nice tearooms, delicatessens, other eateries, and hotels, all of which add to the appeal of the area, which is frequented by numerous visitors, especially during peak seasons. Other amenities one would expect from a vibrant seaside town, such as banking options, an NHS health centre, small shops, a Post Office, restaurants, and major supermarkets, are within walking distance.

Banff has a good academic reputation, with a choice of primary schools in the area, with secondary education available at the recently constructed Banff Academy. There are also numerous leisure facilities available in the area, including two immaculate eighteen-hole links golf courses, The Duff House Royal and the famous Royal Tarlair golf course.

The River Deveron is on your doorstep, which is renowned for its salmon and trout fishing. The angler is spoilt for choice with numerous local rivers, beaches, and rugged coastline to fish. A comprehensive East Coast bus network operates through Banff.




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**Part
Exchange
Available**



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