

# Bellevue House

BELLEVUE ROAD, BANFF, AB45 1BJ



*Exceptional, detached unique Grade B listed Georgian property, which retains the character and charm of a bygone era*



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McEwan Fraser Legal is delighted to offer this Grade B-listed 5-bedroom traditional Georgian property. The current owners, during their long tenure, have modernized, refurbished and upgraded to the highest of specifications, ensuring they retain a wealth of original features throughout the renovations such as sash and case windows, high ceilings, deep skirtings, pitch pine doors decorative cornicing, picture rails and eight original cast iron fireplaces with cast iron radiators in most rooms.

Bellevue House offers spacious and versatile living accommodations over four floors and is presented to the market in a fantastic walk-in condition. Further benefitting from a multitude of stylish fittings and finishings, neutral decor, mainly secondary glazed windows, with gas central heating. This substantial property with many potential opportunities will make a superb family home with room to grow, would also suit the extended family living, or has huge potential for business purposes, such as a lucrative holiday home/Airbnb. Early viewing is a must, and is highly recommended; you will not be disappointed.

# THE ENTRANCE





# THE LOUNGE



The first floor comprises the lounge and kitchen/diner, both of which are generously sized rooms. A sunroom, utility room and shower room can also be accessed from this floor.

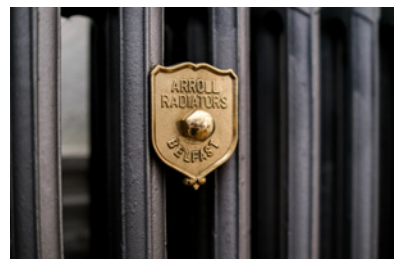




# THE KITCHEN/DINER



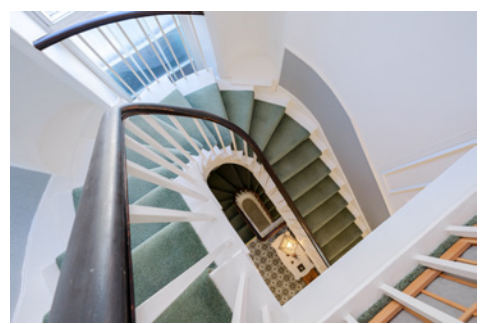




# THE SHOWER ROOM & UTILITY







The second floor gives access to three double bedrooms, all boasting generous proportions, and a handy office. Completing the second floor is the family bathroom with roll roll-top bath and a separate shower cubicle.

## THE BATHROOM





# BEDROOMS 2 & 3





Located on the Attic floor is the master suite, with views towards Duff House, Royal Golf Club and the Moray coast. Also located off the master is an en-suite bathroom and two walk-in wardrobes. The property enjoys extensive views from the first, second and attic floors, including sea views, Duff House and Duff House Royal Golf Course.

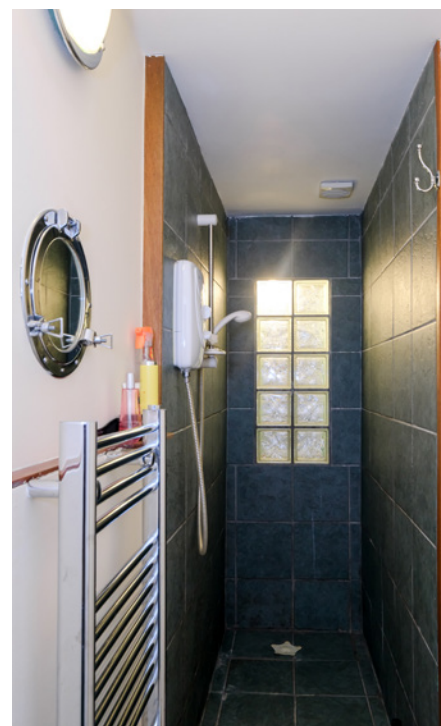
# BEDROOM 1





descending the stairs to the half landing, you will find a further WC and shower room.

# THE HALF LANDING WC & SHOWER ROOM





The ground floor would be perfectly suited for visiting guests or as a working from home space as it enjoys its kitchenette, utility, dining area, shower room and bedroom five, currently being utilized as a home gym.



## BEDROOM 5 / GYM





# THE DINING ROOM / KITCHENETTE & UTILITY



perfectly suited for visiting guests  
or as a working from home space

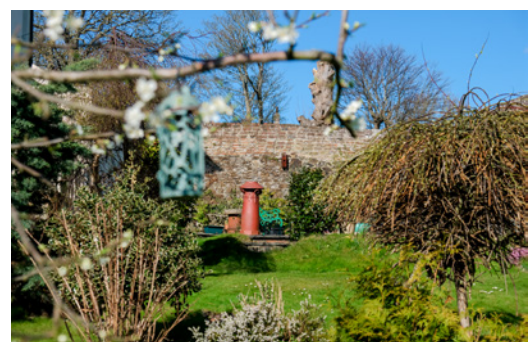




Externally, the home boasts a prominent position within the street and enjoys an original wrap-around balcony, offering a sense of grandeur every time you enter. Remote-controlled gates give access to the driveway with space for several cars. The garden grounds feature mature trees, fruit trees, ornamental plants and bushes. A high boundary wall creates a high degree of privacy, the garden provides a secure environment for children and pets alike, and is perfect for some alfresco dining, entertaining and enjoying the sun.

**Full planning permission (Ref: Aberdeenshire Council, APP/2024/0344 20/05/2024) has been granted to build a four-bedroom detached home at the bottom of the garden, which will be accessed from 'Sandyhill Road'.**

# EXTERNALS

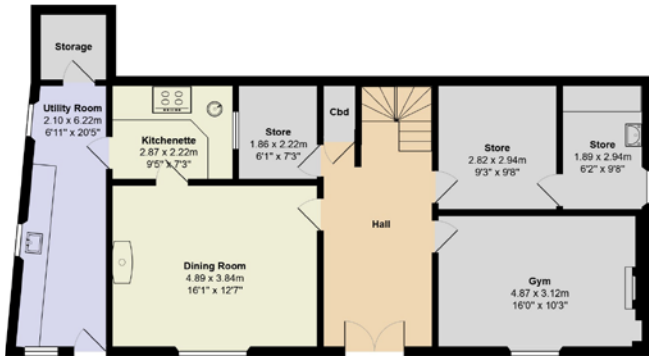




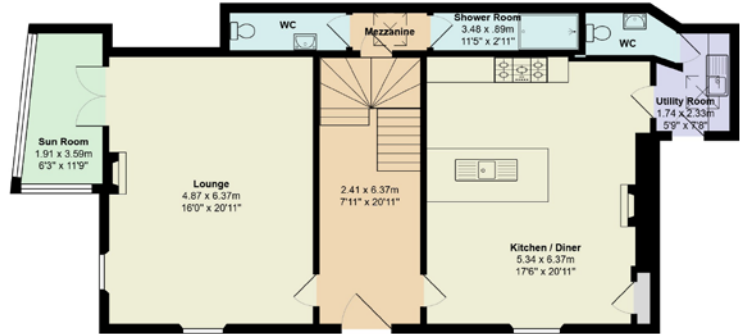




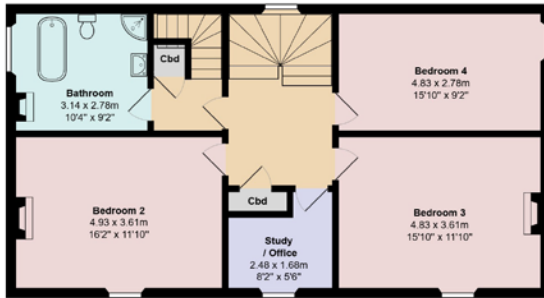
# FLOOR PLAN, DIMENSIONS & MAP



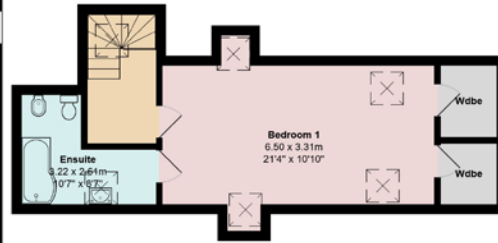
Ground Floor



First Floor



Second Floor



Attic Floor

Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 299m<sup>2</sup> | EPC Rating: D

Extras: Items included in the sale will be all carpets, floor coverings, curtains, blinds, light fittings, some shades, two Range cookers, two washing machines, two dishwashers, a tumble dryer and two fridge freezers. One large set of drawers and two free-standing wardrobes will also remain.





# THE LOCATION

Bellevue House is located in the picturesque town of Banff, on the Moray Firth's coastal footpath. From here, you are within a short drive or walk to some of the most talked-about beaches on the Moray Coast, where an abundance of wildlife can be seen, including seals, dolphins, and numerous bird species 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 close by. The area boasts several charming tearooms, delicatessens, eateries, and hotels, all of which contribute to its appeal, drawing numerous visitors, especially during peak seasons.

Other amenities one would expect from a vibrant seaside town, such as banking options, an NHS health centre and Hospital, 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, and it 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.



  
**McEwan Fraser Legal**

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