

STEWART & WATSON

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3 FOUNTAIN STREET *BANFF, AB45 1JH*



Spacious three bedroom Home with garden

- Lounge, Dining Kitchen & Utility Room
- 2 Double Bedrooms & 1 Single
- Bathroom and Shower Room
- D.G & Gas C.H.
- Fully Furnished

£485 p.c.m

www.stewartwatson.co.uk

3 FOUNTAIN STREET BANFF ABERDEENSHIRE AB45 1JH

TYPE OF PROPERTY

Three Bedroomed property centrally located and within easy walking distance of the town's local amenities. This home benefits from double glazing and gas central heating and boasts a spacious Lounge, Dining Kitchen, Bathroom, Shower Room and 3 Bedrooms.

ACCOMMODATION

Entrance Hall

Enter through a UPVC front door with frosted glazed single panel into the Entrance Hallway. Access to the Lounge, Bedroom 3, Dining Kitchen and the Staircase.

Lounge 4.55 x 3.21 (14' 11" x 10' 6")

Accessed by a 15 paned door. Spacious Lounge with wooden fire surround and mantelpiece with marble effect inset and hearth with gas fire. Recessed display area with spotlight and mirror. Built-in cupboard houses the gas meter. Front and rear facing windows.



FREE VALUATION - We are pleased to offer a free and without obligation, valuation of your own property. Contact Property Department at any of our offices.

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Bedroom 3 3.63 x 2.23 excluding doorway (11' 11" x 7' 4")

Single bedroom with deep built-in cupboard has hanging rail and shelving and is enclosed by a louver door. Rear facing window with deep sill has shelved cupboard below, enclosed by louver doors.

Dining Kitchen 4.47 x 3.20 (14' 8" x 10' 6")

Accessed via a 15 paned door. Generous selection of base and wall unit with wood effect worktops, ceramic tiled splash back above. 1.5 Asterite sink and drainer with mixer tap. Tricity Bendix slot-in cooker with integrated cooker hood above. Freestanding Hotpoint fridge and freezer. Within the Dining area there is a recessed display enclosed by two glazed doors a cupboard below houses the electric meter. Front and rear facing windows. Access to the Rear Hallway.



Rear Hallway

Access to the Shower room, Utility room and Exterior rear door with two frosted glazed panels.

The Property Shop, 2 Main Street, Turriff AB53 4AD (01888) 563777
59 High Street, Turriff AB53 4EL (01888) 563773
The Property Shop, 65 High Street Banff AB45 1AN (01261) 818883
St. Catherines, 1 St Catherines Street, Banff AB45 1HU (01261) 815493
42/44 East Church Street, Buckie AB56 1AB (01542) 833255
35 Queen Street, Peterhead AB42 1TP (01779) 476351

38 Broad Street, Fraserburgh AB43 9AH (01346) 514443
21 Market Square, Oldmeldrum AB51 0AA (01651) 872314
4 North Street, Mintlaw AB42 5HH (01771) 622338
25 Grant Street, Cullen AB56 4RS Mon-Fri 2-5pm (01542) 840408
17-19 Duke Street, Huntly AB54 8DL (01466) 792331

Shower Room **2.16 x 1.50**
(7` 1" x 4` 11")

Fitted with 3 piece pastel shaded suite comprising WC with concealed cistern, wash hand basin and shower tray with mains shower valve and ceramic tiling enclosed by glazed entry door and side panel. Fixed mirror and tiling above basin. Xpelair. Tongue and groove linings to ceiling. Side facing frosted glazed window.



Utility Room **2.16 x 1.84**
(7` 1" x 6`)

Base units with marble effect worktops. Single bowl, single drainer stainless steel sink with taps. Hotpoint washing machine. The central heating time controls and the Gloworm gas central heating boiler are wall mounted in this area. Fixed shelving. Side facing window.

Bathroom **1.85 x 1.63**
(6` 1" x 5` 4")

Fitted with a coloured 3 piece suite comprising WC, wash hand basin and bath with tongue and groove side panel. Fixed corner shelf unit. Rear facing frosted glazed window.

Staircase

The Staircase with wooden handrail leads up to the Landing.

Bedroom 2 **4.46 x 2.57**
(14` 7" x 8` 5")

Another bright and airy double bedroom with built-in wardrobe with hanging rail and shelf enclosed by mirrored sliding doors. Two built-in shelved cupboards. Coombed ceilings to either side of the room. Front facing window.

Landing

Access to the Bathroom and the 2 Bedrooms. Hatch to loft. Good sized storage cupboard houses the domestic hot water cylinder and a walk-in cupboard houses the electric fuse box.



Bedroom 1 **4.26 x 2.98**
(14` x 9` 9")

Bright and airy double bedroom with a deep built-in storage cupboard. Coombed ceilings to either side of the room. Hatch to loft. Front facing window and rear facing velux roof window.

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OUTSIDE

The easily maintained enclosed rear garden area is laid mainly in stone chip therefore, easily maintained. Patio areas, rotary clothes dryer and wooden garden shed. A concrete path leads round to a side gate, which leads out onto the Street.



LOCATION

Banff is a historic Country Town situated at the Estuary of the River Deveron on the Moray Firth Coast and retains a busy and prosperous feel. The town provides an excellent range of Professional, Shopping and Leisure facilities including 18 hole Golf Course, Swimming Pool and Leisure Harbour and provides both Primary and Secondary Schooling, Excelling salmon fishing is available on the River Deveron with wide range of both land and sea based sports available nearby. The City of Aberdeen with main railway station and airport is within reasonable commuting distance, approximately 46 miles.

SERVICES

Mains gas, electricity, water and drainage.

Council Tax

Band B

Entry

By arrangement

Viewing

Contact our Banff Office – 01261 818883

Email

Email: banff.property@stewartwatson.co.uk

Reference Banff/PC/JC

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