

STEWART & WATSON

your **complete** property & legal service

**15 LOW STREET,
BANFF, AB45 1AU**



First Floor Flat

- 2 Bedrooms & Shower Room
- Lounge, Kitchen & Utility Room
- Shared garden ground
- “B” Listed
- Ideal 1st time purchase / rental investment

Offers around £55,000

Home Report Valuation £65,000

www.stewartwatson.co.uk

TYPE OF PROPERTY

This is a most attractive first floor flat conveniently situated in the Town Centre and in good order throughout. Ideal 1st time purchase or rental investment.

The accommodation comprises:- Hall, Lounge, Kitchen, 2 Bedrooms, Shower room and shared garden ground.

ACCOMMODATION

This is on first floor level and comprises:-

Hall

Fitted carpet.

Lounge (13'10" x 13'4" / 4.23m x 4.05m)

Lounge with window to front, fitted carpet and TV point.



Kitchen (9'7" x 9'1" / 2.93m x 2.76m at widest)

With base and wall units, worktop space incorporating integrated electric hob and oven with extractor above, double window to rear and laminate flooring.



Bedroom 1 (14'1" x 8'10" / 4.29m x 2.70m)

Double bedroom with window to rear and fitted carpet.



Bedroom 2 (14'2" x 13'5" / 4.32m x 4.08m)

Spacious double bedroom with recessed shelved alcove with cupboard below. Window to front of property and fitted carpet.



Utility Room

With window to front of property. Space for tumble dryer, electric meter and fuse box.

Shower Room (9'1" x 5'6" / 2.78m x 1.68m)

Fitted with a 3 piece white suite comprising wc, wash hand basin and walk in shower.

OUTSIDE

To the rear of the property there is a shared garden.



SERVICES

Mains water, drainage, electricity and telephone are installed.

ITEMS INCLUDED

The usual heritable fittings are included as are all carpets, curtains, and light fittings.

Please note – The tumble dryer, washing machine, fridge & freezer will not be included in the sale.

Council Tax

Band A

EPC

Band E

Entry

A suitable date of entry can be negotiated.

Viewing

By contacting the owner on 07718 575 147 to arrange an appointment,

Email

turriff.property@stewartwatson.co.uk

Offers

All offers should be submitted in writing to our Turriff office.

Reference

TUR/DDP

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

These particulars do not constitute any part of an offer or contract. All statements contained therein, while believed to be correct, are not guaranteed. All measurements are approximate. Intending purchasers or leasees must satisfy themselves by inspection or otherwise, as to the accuracy of each of the statements contained in these particulars.

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