

STEWART & WATSON

your **complete** property & legal service

PLOT AT ST ANN'S HILL, GARDINERS BRAE BANFF



Building Plot with Full Planning Permission

- ... Proposed Accommodation:- Lounge & Dining Kitchen
- ... Family Room, Utility & WC
- ... 2 Bedrooms (1 with Walk-in Wardrobe & En-Suite)
- ... Bathroom & Study
- ... Integral Garage

Offers in the Region of £95,000

www.stewartwatson.co.uk

TYPE OF PROPERTY

Planning Permission has been granted, in a popular residential area of Banff, for the erection of a 2 Bedroomed Detached Home with Integral Garage.

The current owners have created the Entrance to the property and laid the foundations.

Details of the Planning Permission can be viewed at the Banff Office of Stewart & Watson or by logging on to the Aberdeenshire Council Planning Department, the reference you will require is BB/APP/2010/0248.

ACCOMMODATION

The ground floor accommodation will comprise of:- Lounge, Dining Kitchen, Utility, WC and Family Room. Access to the Garage.

The upstairs accommodation will comprise of:- Master Bedroom with Walk-In Wardrobe and En-Suite, Study, Bathroom and Bedroom 2.



OUTSIDE

Car Parking Space.

SERVICES

Close-by.

Council Tax

To be assessed.

Entry

By arrangement

Viewing

Contact our Banff office – (01261) 818883

Email

Email: banff.property@stewartwatson.co.uk

Offers

All offers should be submitted in writing to our Banff office

LOCATION

Banff is a historic Country Town situated at the Estuary of the River Deveron on the Moray Firth Coast. The town provides a range of Shopping and Leisure facilities including 18 hole Golf Course, Sports Centre and Swimming Pool. The City of Aberdeen with main railway station and airport is approximately 46 miles.

Reference Banff/JC

FREE VALUATION We are pleased to offer a free and without obligation, valuation of your property.

Contact Property Departments 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.

The Property Shop, 2 Main Street, Turriff AB53 4AD
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