

STEWART & WATSON

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TEVIOTDALE, 7 EDWARD AVENUE
BANFF, AB45 1BF



Detached Bungalow with Garage & Gardens

- Lounge/Dining Area, Dining Kitchen & Utility
- 3 Bedrooms & Bathroom
- D.G. & Gas C.H.
- Garage & Off-Street Parking
- Front & Rear Gardens

Offers Over £195,000

Home Report Valuation £205,000

www.stewartwatson.co.uk

TYPE OF PROPERTY

This detached bungalow is situated in a residential area within the coastal Town of Banff. The accommodation comprises a Lounge/Dining Area, Dining Kitchen, 3 Bedrooms, Bathroom, Utility and benefits from double glazing and gas central heating. An added bonus is the Garage and Garden.

ACCOMMODATION

For clarification purpose, the property is being entered from the rear door.

Entrance

Exterior rear door give access in to the Hallway.

Hallway

Access to the Dining Kitchen, Utility, Lounge/Dining Area, 3 Bedrooms and the Bathroom. Built-in cupboard houses the gas central heating boiler. Built-in cupboard enclosed by double doors. Glazed door to front entrance.

Dining Kitchen

4.13 x 4.04
(13'7" x 13'3")

Fitted with a good selection of base and wall units with contrasting worktops and sink. Integrated double oven, ceramic hob with extractor above. Space for fridge. Room for table and chairs. Rear facing window. *Please note that one of the hob rings and the grill are not in working order.*



Utility

3.70 (at L) x 2.43 (at W)
(12'2" x 8'0)

Fitted with base unit with contrasting worktop and sink. Spaces for dishwasher, washing machine and freezer. Built-in cupboard houses the fuse box. Rear facing window.



Lounge/Dining Area

5.92 x 4.14
(19'5" x 13'7")

Spacious room with brick fireplace and a gas fire. Front facing window. Arch to Dining Area which measures 4.09 x 2.87. Built-in shelved cupboard. Side facing window.



Bedroom 1

4.13 x 3.63
(13'7" x 11'11")

Built-in wardrobe with hanging rail and shelf enclosed by double doors. Rear facing window.



Bedroom 2 **3.32 x 3.18**
(10'11" x 10'5")
Built-in wardrobe with hanging rail and shelf enclosed by double doors. Front facing window.



Bathroom **3.45 x 2.17**
(11'4" x 7'1")
Fitted with a coloured 4-piece suite comprising WC, wash hand basin, bath, shower tray with mains shower valve with curtain/rail above. Rear facing frosted glazed window. *Please note the shower is not in good working order.*



Bedroom 3 **3.16 x 2.96**
(10'4" x 9'8")
Front facing window.



OUTSIDE
To the rear of the property there is a driveway providing off-street parking and access to the garage. Vegetable patch and grassed area with rotary clothes dryer. The front of the property is mainly laid in grass.

Garage **8.14 x 3.08**
(26'7" x 10'1")
The Garage with power and light is accessed via an up and over door. Two windows. Cold water tap.



Viewing

Contact our Banff office – (01261) 818883

Email

Email: banff.property@stewartwatson.co.uk

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

SERVICES

Mains gas, electricity, water and drainage.

ITEMS INCLUDED

All fitted floor coverings, light fittings, certain curtains and blinds are to be included in the sale.

Council Tax Band

Currently Band E

EPC Banding

EPC=D

Entry

By arrangement