

STEWART & WATSON

your **complete** property & legal service

**8 MALCOLM ROAD,
BANFF, AB45 1BU**



Terraced Home with Parking & Garden

- ... Lounge, Kitchen & Conservatory
- ... 3 Bedrooms
- ... Wet Room
- ... D.G. & Gas C.H.
- ... Off-Street Parking & Garden

Offers In the Region of £115,000

Home Report Valuation £115,000

www.stewartwatson.co.uk

TYPE OF PROPERTY

This Terraced home is situated in the coastal town of Banff, close by to local Schooling. Within a 5 minute walk of the property there is an Academy School and a large Community Sports Centre with a swimming pool. There is also two Chip Shops and two Convenience Stores. The accommodation comprises of Lounge, Kitchen, Conservatory, 3 Bedrooms, Wet Room and benefits from double glazing and gas central heating. Easily maintained South West facing garden lies to the rear which benefits from having the sun throughout the day and evening. Off-street parking to the front.

ACCOMMODATION

Entrance Hall

UPVC front door leads into the Entrance.

Entrance

Access to the Lounge and Staircase. Purpose built cupboard houses the electric meter and fuse box. The heating time controls are wall mounted in this area.

Lounge

4.26 x 3.68
(14'0 x 12'1")

Feature fireplace with electric fire. Low-level shelved cupboard. Front facing window. Door to Kitchen.



Kitchen

5.03 x 2.73 (at w)
(16'6" x 9'0)

Fitted with a good selection of base and wall units with contrasting worktops and stainless steel sink. Slot-in cooker. Integrated washing machine. Purpose built storage cupboards. Rear facing window. Door to Conservatory.



Conservatory

4.16 x 2.30
(13'8" x 7'7")

Well appointment room with windows overlooking the garden. UPVC exterior door.



Bedroom 2 3.82 (at L) x 3.43 (at W)
(12'6" x 11'3")
Built-in cupboard with hanging rail and shelf.
Two front facing windows.



Bedroom 3 2.89 x 2.81
(9'5" x 9'3")
Two built-in shelved cupboards, one houses the gas central heating boiler. Front facing window.



Staircase

The Staircase with wooden handrail leads up to the Landing.

Landing

Access to the 3 Bedrooms and Wet Room.

Bedroom 1

4.78 x 2.81
(15'8" x 9'3")

Built-in shelved cupboard and a rear facing window.



Wet Room

1.95 x 1.70
(6'5" x 5'7")

Fitted with a white 2-piece suite comprising WC and wash hand basin. Mains shower valve, half height shower screen with curtain and rail above. Storage unit. Rear facing frosted glazed window.



OUTSIDE

Off-Street Parking area to the front. Easily maintained garden to the rear with two sheds and a green house. Shared pen for wheelie bin access.



SERVICES

Mains gas, electricity, water and drainage.

ITEMS INCLUDED

All fitted floor coverings, light fittings, curtains and blinds are included in the sale. The cooker is also included.

Additional Information

The owners have advised that the double glazing was installed in 2015 and the Conservatory was built in 2015 also.

Council Tax Band

Currently Band A

EPC Banding

EPC=D

Entry

By arrangement

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. The City of Aberdeen with main railway station and airport is approximately 46 miles.

Reference Banff/JC/EJ

The Property Shop, 2 Main Street, Turriff AB53 4AD
59 High Street, Turriff AB53 4EL
65 High Street, Banff AB45 1AN
42/44 East Church Street, Buckie AB56 1AB
35 Queen Street, Peterhead AB42 1TP

{01888} 563777
{01888} 563773
{01261} 818883
{01542} 833255
{01779} 476351

38 Broad Street, Fraserburgh, AB43 9AH
21 Market Square, Oldmeldrum AB51 0AA
4 North Street, Minlaw, AB42 5HH
25 Grant Street, Cullen, AB56 4RS
17-19 Duke Street, Huntly, AB54 8DL

{01346} 514443
{01651} 872314
{01771} 622338
{01542} 840408
{01466} 792331