

STEWART & WATSON

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25 FIFE STREET
BANFF AB45 1JD



Terraced Home with Shared Garden

- Lounge & Dining Kitchen
- 3 Bedrooms & Bathroom
- D.G. & Gas C.H.
- Store & Shared Garden
- Close to Local Amenities

Offers in the Region of £90,000

Home Report Valuation £90,000

www.stewartwatson.co.uk

TYPE OF PROPERTY

This terraced home is situated within the coastal Town of Banff, close to local amenities. The accommodation comprises of Lounge, Dining Kitchen, 3 Bedrooms, Bathroom and benefits from double glazing and gas central heating. Store and shared garden to the rear.

ACCOMMODATION

Entrance

Front door leads into the Hallway which gives access to the Lounge, Dining Kitchen, Bathroom and the Staircase. Under stair storage cupboard.

Lounge

4.51 x 3.55
(14'10" x 11'8")

Front facing window with cupboard below which houses the electric meter.



Dining Kitchen

4.44 x 3.13
(14'7" x 10'3")

Fitted with base and wall units with contrasting worktops and sink. Integrated fridge freezer. Space for slot-in cooker. Washing machine. Cupboard houses the gas central heating boiler. Room for table and chairs. Exterior door. Front and rear facing windows.

Bathroom

2.56 x 1.34
(8'5" x 4'5")

Fitted with a 3-piece white suite comprising WC, semi-recessed wash hand basin with vanity units below, bath with mains shower valve, curtain and rail above. Built-in cupboard. Rear facing frosted glazed window.

Staircase

The Staircase with wooden handrail leads up to the Landing which gives access to the 3 Bedrooms. Storage cupboards. Rear facing velux.

Bedroom 1

3.83 x 3.61
(12'7" x 11'10")

Built-in wardrobe with hanging rail and shelving enclosed by double mirrored sliding doors. Purpose built cupboard. Front facing dormer window.

Bedroom 2

4.25 x 2.92
(13'11" x 9'7")

Front facing dormer window with views towards Macduff.

Bedroom 3

2.98 x 2.21
(9'9" x 7'3")

Front facing window, again with views.

OUTSIDE

A shared pend leads around to the rear where there is a shared stone chipped area with rotary clothes dryer. Stone built store. Concrete area for wheelie bin storage.



SERVICES

Mains gas, electricity, water and drainage.

ITEMS INCLUDED

All fitted floor coverings, light fittings, curtains and blinds are to be included in the sale. The washing machine is also included.

Council Tax

Currently Band A

EPC Banding

EPC=D

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

Reference Banff/JC/MP