

# STEWART & WATSON

your **complete** property & legal service

**33 THOMSON ROAD,  
BANFF, AB45 1BT**



### *Semi-Detached Home with Garden*

- Lounge & Kitchen
- 3 Bedrooms
- Shower Room
- D.G. & Electric Heating
- Easily Maintained Garden

***Offers Over £100,000***

***Home Report Valuation £100,000***

***www.stewartwatson.co.uk***

## **TYPE OF PROPERTY**

This Semi-Detached Home is situated within a popular residential area in the coastal town of Banff, close to local Schooling. The property accommodation comprises Lounge, Kitchen, 3 Bedrooms, Shower Room and benefits from double glazing and electric heating. Easily maintained garden.

## **ACCOMMODATION**

### **Entrance**

Front door leads into the Hallway.

### **Hallway**

Access to the Lounge, Kitchen, Shower Room and Staircase. Purpose built cupboard houses the electric meter and fuse box. Side facing window.

### **Lounge**

**4.18 x 3.79**  
(13'9" x 12'5")

Fireplace with electric fire. Front facing window.



### **Kitchen**

**3.20 x 2.67**  
(10'6" x 8'9")

Fitted with base and wall units with contrasting worktops and sink. Built-under oven, ceramic hob with chimney style hood above. Washing machine and tumble dryer. Breakfast bar area. Rear facing window. Door to rear vestibule.



### **Rear Vestibule**

Built-in cupboard. Exterior door leads out to the garden.

### **Shower Room**

**2.05 x 1.77**  
(6'9" x 5'10")

Fitted with a white 3-piece suite comprising WC, wash hand basin with vanity unit, shower cubicle with electric shower. Rear facing frosted glazed window.



The staircase leads up to the Landing.

### **Landing**

Access to the 3 Bedrooms. Side facing window.

### **Bedroom 1**

**4.24 x 3.29**  
(13'11" x 10'9")

Built-in cupboard. Two front facing windows.



### **Bedroom 2**

**3.29 x 2.55**  
(10'9" x 8'4")

Built-in cupboard. Rear facing window.



### **Bedroom 3**

**3.48 x 2.97**  
(11'5" x 9'9")

Built-in wardrobe enclosed by double sliding doors. Rear facing window.



## OUTSIDE

A paved pathway with stone chippings at either side leads to the front door. The pathway continues around to the rear which is mainly laid in paving and stone chippings. Wooden shed.



## SERVICES

Mains electricity, water and drainage.

## ITEMS INCLUDED

All fitted floor coverings, light fittings and blinds are included in the sale. The washing machine and tumble dryer are also included.

## Council Tax Band

Currently Band A

## EPC Banding

EPC=E

## Entry

By arrangement

## Viewing

Contact our Banff office – (01261) 818883

## Email

Email:

[banff.property@stewartwatson.co.uk](mailto:banff.property@stewartwatson.co.uk)

## Reference Banff/JC