

STEWART & WATSON

your **complete** property & legal service

**9 BOYNE STREET, WHITEHILLS,
BANFF AB45 2ND**



Semi-Detached Traditional Cottage

- Lounge & Kitchen
- 2 Bedrooms
- Bathroom
- Gas C.H.

Offers Over £105,000

Home Report Valuation £105,000

www.stewartwatson.co.uk

TYPE OF PROPERTY

This Semi-Detached ground floor cottage is situated in the coastal village of Whitehills. The accommodation comprises of Lounge, Kitchen, 2 Bedrooms, Bathroom and benefits from gas central heating.

ACCOMMODATION

Entrance

Front door leads into the hallway which gives access to the Lounge, bedrooms and Bathroom. Access to attic.

Lounge

4.48 x 2.75
(14'8" x 9')

Rear facing window. Exterior door giving access to rear garden and drying area. Access to Kitchen.



Kitchen

3.23 x 1.55
(10'7" x 5'1")

Fitted with base and wall units with worktop and sink. Space for cooker and washing machine. Gas boiler. Shelves pantry area. Extractor fan. Front facing window.



Bathroom

2.7 x 1.37
(6'9" x 4'6")

Fitted with a 3-piece white suite comprising WC, wash hand basin and bath. Rear facing frosted window.



Bedroom 1

3.96 x 3.56
(13' x 11'8")

Built in storage cupboard. Alcove. Front facing window.



Bedroom 2

2.69 x 2.21
(8'10" x 7'3")

Built in storage cupboard. Rear facing window.



OUTSIDE

Garden to front, side & rear. Drying area. Small shed.

SERVICES

Mains gas, electricity, water and drainage.

ITEMS INCLUDED

All fitted floor coverings, light fittings and blinds are included in the sale.

Council Tax

Currently Band A

EPC Banding

EPC= E

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/LF

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, Ruckie AB56 1AB
35 Queen Street, Peterhead AB42 1TP

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