

STEWART & WATSON

your **complete** property & legal service

**12 VICTORIA GARDENS, BANFF
AB45 2JH**



Two Bedroom Semi Detached Dwellinghouse

- Lounge & Dining Kitchen
- Two Bedrooms, Shower Room & Bathroom
- Double Glazing & Gas CH
- Garden Areas & Sea Views
- Unfurnished Basis

£850 Per Month

Letting Agent Registration Number is LARN1904084

Landlord Registration Number 1809335/110/19082 & 1809336/110/14082

www.stewartwatson.co.uk

TYPE OF PROPERTY

Situated within the coastal town of Banff, we offer for lease on an Unfurnished Basis, this Two Bedroom Semi Detached Dwellinghouse which benefits from Double Glazing and Central Heating. The accommodation includes Hallway, Lounge, Dining Kitchen and Bathroom on the ground floor. First floor accommodation includes Two Bedrooms and Shower Room. Outside there is shared access to the property and a communal car park. Low maintenance rear garden. Sea views can be appreciated from the front of the property.

ACCOMMODATION

Vestibule

Front door leads into the vestibule. Door to hallway.

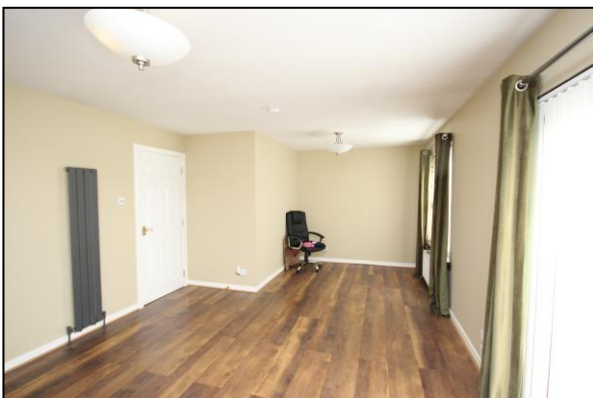
Hallway

The hallway provides access to the lounge, dining kitchen and bathroom. Storage cupboard, under stair cupboard housing the boiler, stairs to the first floor, central heating radiator and fitted carpet.

Lounge

19' 9" x 12' 2"
(6.05m x 3.71m)

The bright and airy lounge offers space for a variety of furniture. Patio doors giving direct access to the rear garden allowing plenty of natural light. Television point, central heating radiator and laminate flooring.



Dining Kitchen

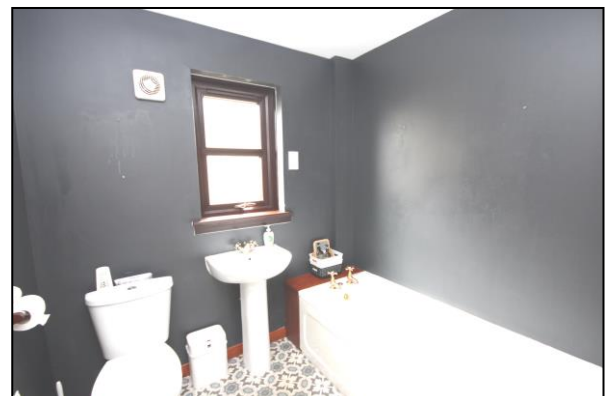
13' 4" x 9' 9"
(4.07m x 3.01m)

The kitchen is fitted with a range of base and eye-level units, incorporating a 1 ½ sink, splashback tiling and coordinating work surfaces. The units further incorporate a gas hob with oven below and extractor hood above. Space for kitchen table. Central heating radiator and vinyl flooring.



Bathroom

Fitted with a white suite comprising of a w.c., wash hand basin and bath. Central heating radiator and vinyl flooring.



FIRST FLOOR ACCOMMODATION

A carpeted staircase leads to the first floor accommodation. Storage cupboard. Velux window.

Bedroom 1

10' 2" x 9' 9"
(3.10m x 3.01m)

A good sized bedroom benefiting from built in wardrobe incorporating hanging rail and shelf fronted by sliding mirrored doors. Television point, Velux window, central heating radiator and fitted carpet.



Bedroom 2

12' 4" x 9' 7"
(3.77m x 2.95m)

A further double bedroom with Velux window, television and telephone points, central heating radiator and fitted carpet.



Shower Room

Fitted with white w.c., wash hand basin and shower. Central heating radiator and vinyl flooring.



OUTSIDE

Shared access leads to the property. Communal car park. Low maintenance rear garden and two garden sheds.

Services

Mains water, drainage, electricity and gas central heating.

Applications

To be made on our application form available from any of our offices and submitted along with two references.

Landlord Registration Number

1809335/110/19082 & 1809336/110/14082

Terms of Lease

In addition to the rent, the tenant shall be responsible for payment of the Council Tax and all utility bills, including chimney sweeping - where applicable. Payment of two month's rent together with a deposit of one month's rent will be required prior to lease commencing.

Council Tax Band C

EPC Band C

Entry By arrangement

Viewing

By contacting our Banff Office on 01261 818883 to arrange an appointment.

Email

banff.property@stewartwatson.co.uk

Reference

Banff/YF/H26



FREE VALUATION – We are pleased to offer a free and without obligation, valuation of your property.
Contact Property Department at any of our offices.

These particulars do not constitute any part of an offer or contract. All statements contained therein, while believed to be correct, are not guaranteed. All measurements are approximate. Intending purchasers or leasees must satisfy themselves by inspection or otherwise, as to the accuracy of each of the statements contained in these particulars.

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