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**9 SWORDANES
BANFF AB45 2JZ**



Two Bedroom Terraced Dwellinghouse in Coastal Location

- Open Plan Lounge and Kitchen
- Two Bedrooms, Cloakroom and Bathroom
- DG & GCH
- Garden to front & Main Entrance & Parking to Rear
- Sea Views to the Front

Offers Over £180,000

Home Report Valuation £180,000

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TYPE OF PROPERTY

Forming part of a prestigious development on an elevated position with uninterrupted views across Banff Links and the Moray Firth, this Two Bedroom Terraced would provide an excellent family home or perhaps as a holiday home or by to let investment. The property is in good order throughout affording the opportunity to move in with the minimum of inconvenience and enjoys the benefits of Double Glazing and Gas Central heating. The accommodation comprises of Hallway, Lounge, Kitchen and Cloakroom on the ground floor and two Bedrooms and Bathroom complete the accommodation on the first floor. Outside, there is an allocated parking space at the rear and there is a garden to the front. *Please note that all furniture will be available to purchase by negotiation.* Viewing highly recommended to appreciate the location of this property.

ACCOMMODATION

Entrance Vestibule

The property is entered by way of a wooden front door with glazed insets. Tiled flooring. Door to hallway.

Hallway

The hallway provides access to the lounge which is on open plan with the kitchen, cloakroom and stairs to first floor. Central heating radiator and fitted carpet.

Lounge and Kitchen 20' 4" x 13' 8" (6.20m x 4.17m)

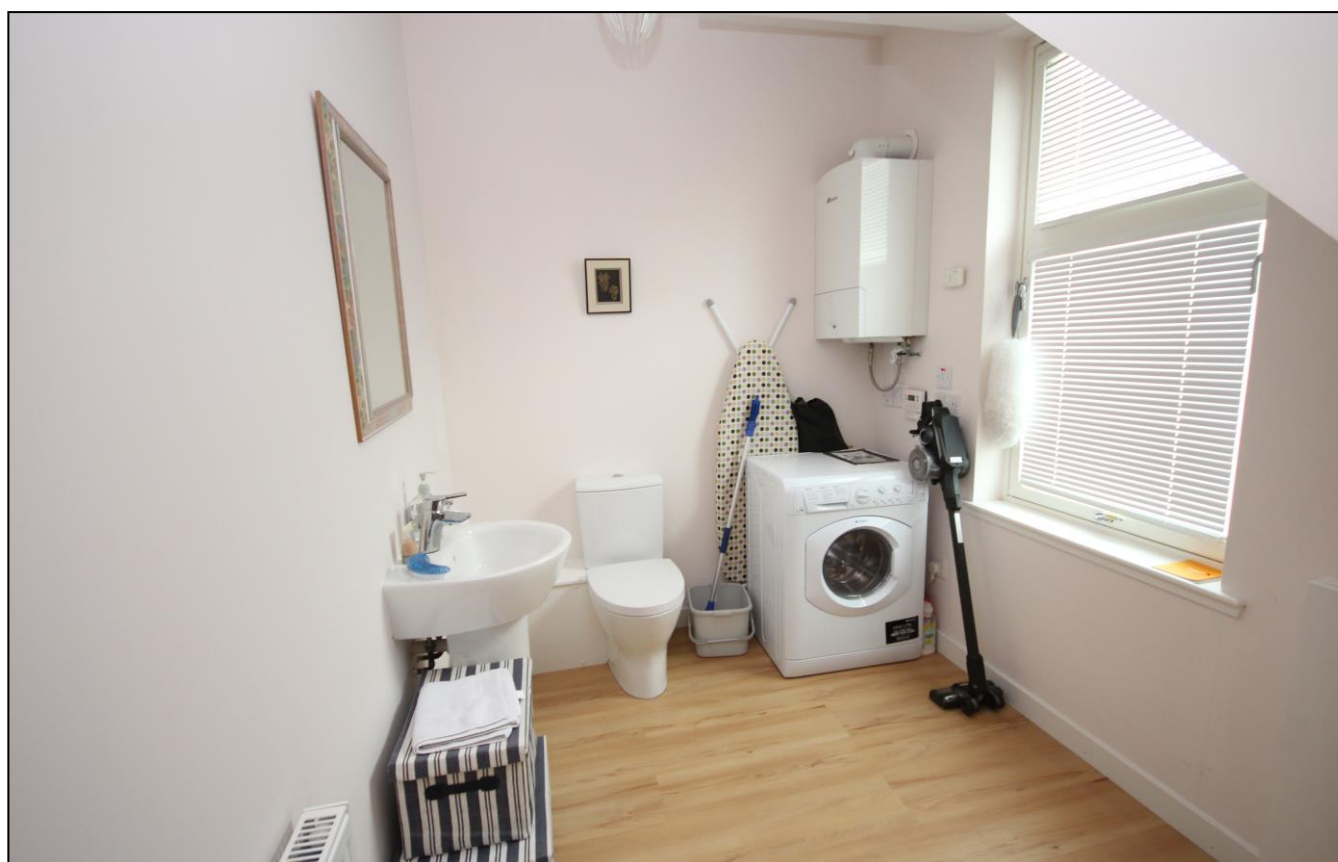
A good sized open plan room with fantastic views towards the beach and sea. Television point, central heating radiator and fitted carpet. French doors to the garden. The kitchen has been fitted with a good range of modern base and larder units incorporating a stainless steel sink, splashback tiling, coordinating work surfaces and a breakfast bar with integrated drawer fridge. The units further incorporate an electric hob with eye level oven and microwave. Integrated dishwasher. Central heating radiator and tiled flooring.





Cloakroom **10' 1" x 6' 3"**
(3.07m x 1.91m)

Fitted with white suite comprising w.c. and wash hand basin. Cupboard housing the fuse box. Central heating radiator and laminate flooring.



A carpeted staircase leads to the first floor landing which provides access to the remainder of the accommodation. Window at top of stairs.

With views towards the sea which can be seen through the bay windows, this bright and airy room has space to accommodate free standing furniture. Central heating radiator and fitted carpet.



Bedroom 2

12' 9" x 8' 5"
(3.89m x 2.57m)

A further light and bright bedroom with views over the sea and with ample space for furniture. Central heating radiator and fitted carpet.

**Bathroom**

00' 0" x 00' 0"
(0.0m x 0.0m)

Fitted with a white suite comprising a concealed w.c, and wash hand basin set into vanity unit. Bath with shower above and screen to side. Ladder radiator and laminate flooring.



OUTSIDE

Access to the property is gained from the rear where there is an exclusive parking space for the property and also communal parking. To the front of the property there is an area of stone chips and a tiered area incorporating bushes and shrubs.

SERVICES

Mains electricity, water, drainage and gas central heating

ITEMS INCLUDED

The usual heritable fixtures and fittings are included. All floor coverings, light fittings, curtains and blinds will remain. Please note all furniture is available by separate negotiation

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

Offers

All offers should be submitted in writing to our Banff Office.

Reference

Banff/YF/G26



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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