



SEAFIELD STREET BANFF | OFFERS OVER £130,000

01445 731533

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THE PROFESSIONAL ESTATE AGENTS



SEAFIELD STREET

BANFF

£130,000

COASTAL LIVING!

Myfanwy Rowe of AMAZING RESULTS!™ Estate Agents is pleased to offer to the market a semi-detached house located in the charming coastal town of Banff, with all amenities very close-by. The 3 bedroom home benefits from gas central heating, uPVC double glazed windows, a garage and easily maintained gardens.

"Rosemount" is in need of updating, making it the perfect opportunity for first time buyers, families or retirees to transform this house into your home.

To discuss further, and / or to arrange a viewing, please contact Myfanwy Rowe of AMAZING RESULTS!™ Estate Agents on 01445 731 533 OR 07741 483420.

Services: Mains Water, Sewerage and Electricity
Council Tax Band : C
EPC : D

LIVE IN PROJECT!

"Rosemount" is an ideal "live in" refurbishment project, and would suit first time buyers, families or retirees, looking for a property to personalise. The house benefits from gas central heating and uPVC double glazed windows, as well as abundant light streaming in through the large windows, and adequate storage cupboards. There is a garage to the rear of the property, and easily maintained gardens.

Rosemount is entered via a white uPVC door into the hallway, which leads to all the downstairs rooms. The living room is situated at the front of the house, with the dining room and kitchen at the rear. The side entrance leads into a vestibule and then to the kitchen. Upstairs there are 3 bedrooms and a bathroom.

The property is conveniently situated within walking distance of the schools, swimming pool / gym, and the town centre where there is the health centre, supermarkets, butcher, opticians, bank, garage, chemists, veterinary and eating places. Also, the castle, narrow streets and picturesque harbour, which offers scenic boat trips when you may spot seals or dolphins. Portsoy harbour is also nearby, being only 8 miles distant.

LOCATION

Banff is a charming coastal town nestled on the shores of the Moray Firth, not far from Aberdeen, nor the historic town of Elgin. However, all the amenities required are within this little town itself and easily within walking distance of Rosemount.

GARDEN

The front garden is laid to lawn and gravel, with the rear also laid to lawn with a path of paving slabs.

SERVICES

The property benefits from all mains services, and gas central heating

HOME REPORT

A Home Report is available at www.onesurvey.org.

In order to download the home report please click on "find a home report" and type in the postcode AB45 1EB. Click on "Request a Copy" and complete the form. An email will be sent to you immediately with a link to the home report.

VIEWING

Viewing by appointment, please call Estate Agent Myfanwy Rowe of Amazing Results to see this home today. To view additional Photographs, Floor Plans, Property Tours and Social Media content for this home or to arrange a viewing online and find many more Homes available 'For Sale', please visit the AMAZING RESULTS!™ website now.

ASKING PRICE

The asking price for this home is offers over £130,000

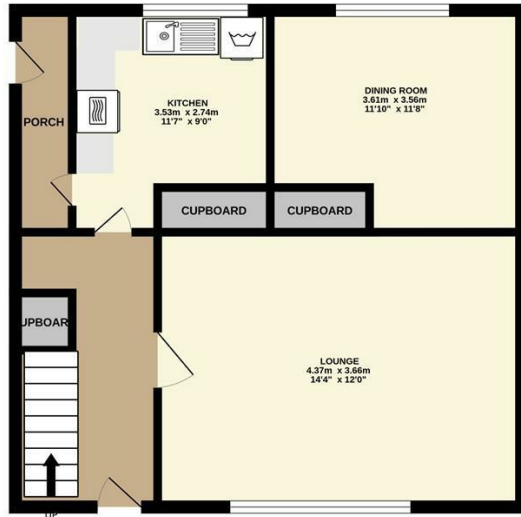
HOW MUCH IS YOUR HOME WORTH?

Find out today what your home is really worth! Get a free property valuation 6 days a week 8am-8pm. 07741 483 420 or book a free valuation online.

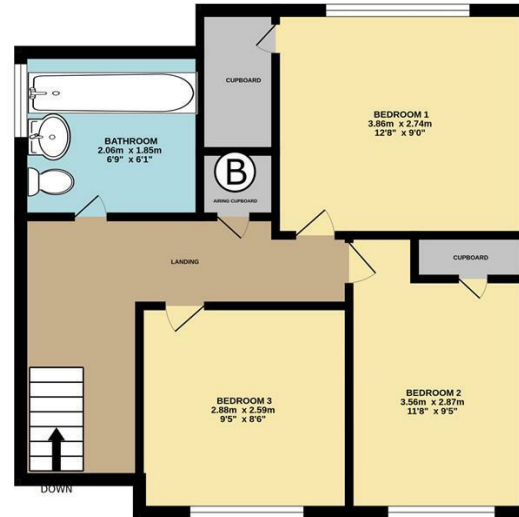
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GROUND FLOOR



1ST FLOOR



1 1/2 STOREY SEMI-DETACHED HOUSE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	87	(92 plus) A	86
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
63		57	
Scotland	EU Directive 2002/91/EC	Scotland	EU Directive 2002/91/EC

To view this property call **AMAZING RESULTS!**™ on 01445 731533



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Professional Estate Agent

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