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SENTOSA, BELLEVUE ROAD
BANFF, AB45 1BJ



Substantial & Spacious Detached Family Dwellinghouse

- Sought after residential area close to town centre & schools
- Many traditional features. D.G & mains gas C.H
- 2 Public Rooms, Fitted Kitchen, Dining/Family Lounge, Utility Area
- Wet Room, Bathroom, Shower Room & possible 4 Bedrooms.
- Enclosed front & rear gardens. Workshop, garden store & garage.

Offers Over £325,000
Home Report Valuation £330,000

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TYPE OF PROPERTY

We offer for sale this substantial detached dwellinghouse, which is situated in a sought-after residential area of the coastal town of Banff. The property is conveniently placed for the town centre shops, schools and amenities. Sentosa offers spacious, well-appointed accommodation over two floors and benefits from double-glazing and mains gas central heating. The property boasts a wealth of traditional features including panelled internal doors, a beautiful staircase with turned spindles, plaster ceiling cornice detailing and fireplaces in many of the rooms making this home ideal for those seeking a home with an abundance of charm and character. The present owners have presented the property well, it has been decorated in neutral tones and all fitted floorcoverings, curtains, window blinds and light fittings are to be included in the price leaving this home in a move in condition.

ACCOMMODATION

Vestibule

Enter through glass panelled, double doors into the vestibule. Traditional floor tiling. Glass panelled door to the hallway.

Hallway

Enter into the hallway, which has doors to the lounge, sitting/dining room, kitchen and the family room. Walk-in understairs cupboard with glass blocks allowing light to pass from the family/dining room, fitted shelving, light and coat hooks.



Lounge

5.33 m x 4.18 m

Spacious room with triple front facing windows enjoying views over the front garden. Substantial wooden fire

surround, fireplace suitable for open fire set on a polished hearth.





Sitting Room

4.52 m x 3.99 m

Another large room with triple front facing window enjoying views over the garden. Traditional wooden fire

surround with tiled fireplace, backing and hearth. Built-in display units at either side of the fireplace, each with shelved cupboards below.



Family Room/Bedroom 4

3.65 m x 3.58 m

Large rear facing window giving views over the rear garden. Traditional wooden fire surround with tiled fireplace and hearth. Recessed alcove with fitted book/display shelving. Presently used as a family sitting room but providing space for use as a ground floor bedroom if required.



Kitchen

4.18 m x 3.10 m

Glass panelled door from the hallway. Open plan to the dining/family area. Fitted with a quality selection of base and wall mounted units in a maple effect finish with stone effect countertops and upstands. Features of the kitchen include deep pan drawers, double wall cabinets with display fronts, under cabinet lighting and display areas. Two integrated fridges. Extractor hood above. Sink and drainer unit with mixer tap. **The gas range cooker will remain in the property and has been included in the price.**



Dining/Family Area

6.28 m x 2.50 m

A super dining and family area located just off the kitchen with a double rear facing window and rear facing French doors allowing access to the rear garden. Doors to the utility area, wet room and the store/workshop.





Utility Area

2.34 m x 1.26 m

Fitted countertop. Plumbing and space for automatic washing machine. Wall mounted gas central heating boiler. Central heating timer control panel.

Workshop/Store

2.16 m x 2.06 m

A useful cold store located off the dining/family area with fitted shelving, power and light. Exterior door giving access to the rear garden.

Wet Room

3.28 m x 1.19 m

Fitted with a white toilet and wash-hand basin. Accessible shower area. Non slip flooring. Full wet wall panelling. Heated towel ladder radiator.



Staircase

A lovely feature of the hallway is the traditional staircase with wooden banister and spindles which allows access to the first floor accommodation. The first floor landing has doors to the bathroom, shower room, 3 bedrooms and the loft space. Rear facing stained glass window on the staircase. Built-in cupboard with fitted shelving. Walk-in wardrobe with front facing roof skylight window (single glazed), fitted shelving and hanging rails.



Bedroom 1**4.53 m x 4.22 m**

Spacious, double size bedroom with double front facing window. Traditional wooden fire surround with tiled fireplace and hearth. Built-in cupboard with fitted shelving.

**Bathroom****3.99 m x 2.24 m**

Rear facing window. Fitted with a white suite comprising of toilet, wash-hand and bath with shower fitment from the mixer tap. Double cupboard fitted below the wash hand basin. Built-in cupboard housing the hot water cylinder. Wall tiling to dado height. Floor tiling with Warmup underfloor heating.

basin. Built-in cupboard housing the hot water cylinder. Wall tiling to dado height. Floor tiling with Warmup underfloor heating.



Bedroom 2**4.15 m x 3.66 m**

Double size bedroom with double front facing window. Traditional wooden fire surround with tiled fireplace and hearth. Built-in cupboard with fitted shelving and hooks.

**Bedroom 3****3.66 m x 3.54 m**

Double size bedroom with rear facing window giving views towards the neighbouring town of Macduff. Traditional wooden fire surround with tiled fireplace and hearth. Recessed alcove with fitted book/display shelving.

Shower Room**2.38 m x 1.84 m**

Rear facing window. Fitted with a white suite comprising of toilet, wash-hand basin and corner shower cubicle. Fitted with a selection of furniture in a coloured, shaker style finish providing useful storage cupboards and enclosing the cistern. Splashback wall tiling. Timber wall linings to dado height. Floor tiling with Warmup underfloor heating.

**Attic Space**

A door on the first floor landing allows access to a staircase which leads up to the L shaped attic space. Two rear facing Velux style roof windows enjoying lovely views over rooftops towards the sea and the neighbouring town of Macduff. Lights and power points.

OUTSIDE

Sentosa occupies a generous site with enclosed front and rear gardens. The front garden has an area laid in grass, a mature shrub and hedge border adding privacy and creating a welcoming habitat for a variety of birds. The rear garden is again enclosed making it ideal for those with children and pets. Area laid in grass, paved patio area. Rotary clothes dryer. Wooden gate allowing access onto Academy Drive.

Garage**6.11 m x 3.04 m**

Detached block built garage with electric rollup door allowing car access from the rear of the property. Side and

rear facing windows. Power, light and water tap. Wooden door from the rear garden.

Shed

Attached to the side of the property and accessed from the front garden is a garden store with power points and lights.





SERVICES

Mains water, electricity, gas and drainage.

ITEMS INCLUDED

All fitted floorcoverings, curtains, window blinds and light fittings. The gas cooking range in the kitchen.

Council Tax

The property is currently registered as band F

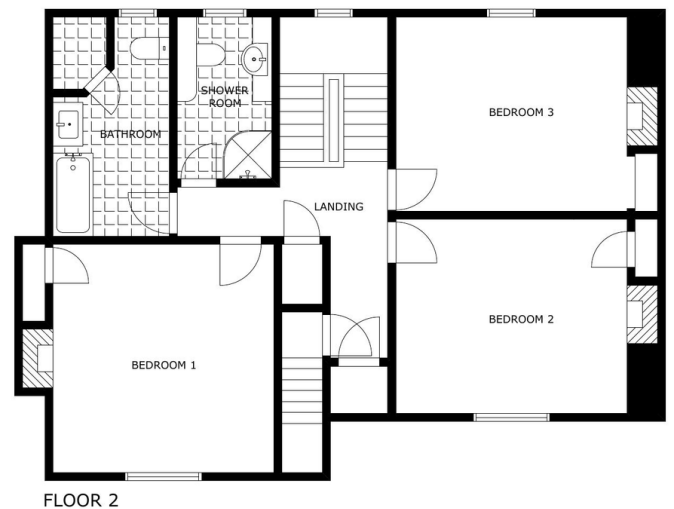
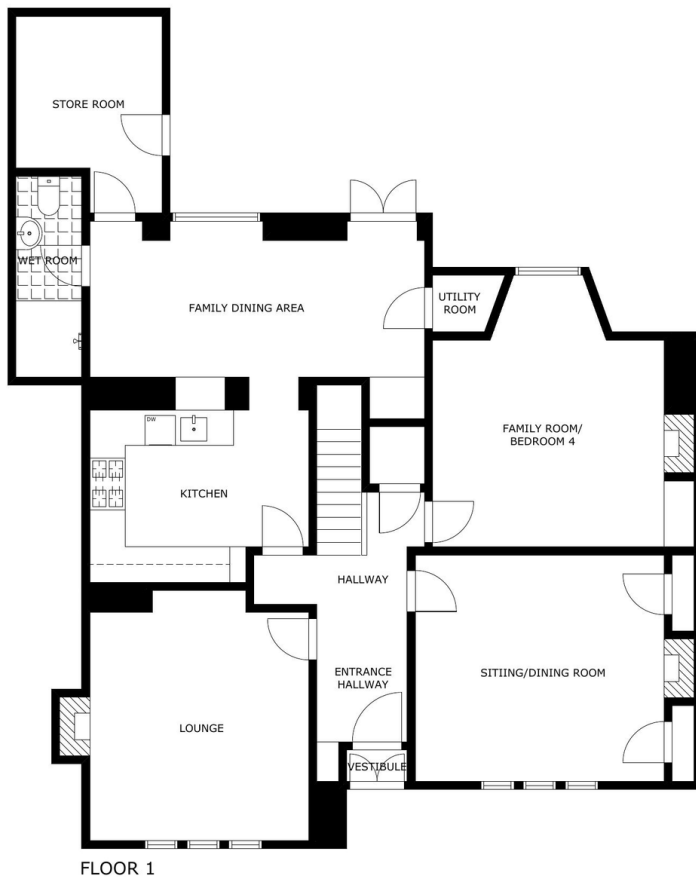
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Viewing

By appointment only which can be arranged by contacting our Buckie Office on 01542 833255

Email buckie.property@stewartwatson.co.uk

Reference Buckie/CF



This floor plan is not to scale and is for illustrative purposes only.

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