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28 LOW SHORE
WHITEHILLS, AB45 2NN



Traditional Detached Dwellinghouse

- Sea front location in popular coastal village
- Modernised home with D.G & mains gas C.H
- Hallway, Lounge, Family/Dining Room, Fitted Kitchen
- Bathroom & 3 Bedrooms. Workshop/Store.
- Small enclosed courtyard garden to the front of the property.

Offers Over £145,000
Home Report Valuation £145,000

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28 LOW SHORE, WHITEHILLS, BY BANFF, AB45 2NN

TYPE OF PROPERTY

We offer for sale this traditional, detached dwellinghouse, which is situated within a popular residential area of the coastal village of Whitehills. This grade C listed home occupies a sea front location boasting stunning uninterrupted views over the rugged coastline and across the sea from the lounge and bedroom 1 making this property ideal for spotting a variety of wildlife and enjoying the beautiful sunsets. The property is close to the picturesque marina and many coastal walks with the local shops and primary school being available. Additional shops, supermarkets and amenities are available in the nearby town of Banff. This home offers accommodation over two floors and benefits from double-glazing and mains gas central heating. Any fitted floorcoverings, curtains, window blinds and light fittings within the property will remain and are included in the price.

ACCOMMODATION

Hallway

Enter through glass panelled exterior door into the L shaped hallway which has doors to the lounge, family/dining room, kitchen and bathroom. The staircase allows access from this area to the first floor accommodation. Built-in

cupboard housing the gas central heating boiler. Built-in understairs cupboard. The staircase allows access from this area to the first floor accommodation.



Lounge

4.95 m x 3.51 m

Spacious, double aspect room with front and side facing windows. Built-in cupboard housing the gas meter. Traditional wooden fire surround with tiled backing, hearth and electric fire. Glass panelled door to the workshop/store.



Family/Dining Room**3.53 m x 3.30 m**

Front facing window with working shutters. This room is presently used as a dining/family room but could be suitable

for use as a ground floor bedroom if required. Traditional wooden fire surround.

**Kitchen****3.53 m x 3.30 m**

Rear facing window. Fitted with a modern selection of base and wall mounted units in a black gloss effect finish with wood effect countertops. Integrated electric hob, oven and extractor hood. Sink and drainer unit with mixer tap. Splashback wall tiling. Checkered floor.



Bathroom

3.52 m x 1.54 m

Rear facing window. Fitted with a white suite comprising of toilet, wash-hand basin and shaped bath with shower

fitment above. Splashback wall tiling. Timber wall linings to dado height. Floor tiling with underfloor heating.



Staircase

A carpeted staircase with wooden banister allows access from the entrance hallway to the first floor accommodation. The first floor landing has doors to the 3 bedrooms. **The first floor accommodation has some coombed ceilings and measurements are given at widest points.**



Bedroom 1

4.54 m x 3.85 m

Spacious double size, double aspect room with front and side facing windows. Fitted with selection of units providing useful storage cupboards and display areas. Built-in cupboard with front facing roof skylight window. Ceiling hatch allowing access to the loft space.





Bedroom 2 **4.48 m x 3.51 m**
Double size bedroom with front facing window.



Bedroom 3 **3.16 m x 1.72 m**
An ideal single or child's bedroom with rear facing Velux style roof window.



OUTSIDE

Steps allow access from Low Shore up to the front of the property. An enclosed, low maintenance courtyard style garden lies to the front of the property providing a super spot for sitting out.

Workshop/Store

Attached to the front of the property is a workshop/store which has a door from the lounge and an external door to the front garden area. Roof skylight window. Power point and light.



The uninterrupted sea view which can be appreciated from bedroom 1

SERVICES

Mains water, electricity, gas and drainage.

ITEMS INCLUDED

Any fitted floorcoverings, curtains, window blinds and light fittings are to be included. The integrated kitchen appliances.

N.B The property has been used as a holiday cottage and has received excellent guest reviews. It is presently fully furnished, and the majority of furniture, furnishings and appliances can be made available for sale by separate negotiation.

Council Tax

The property is not currently registered for council tax.

EPC Banding EPC=D

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



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.

The Property Shop, 2 Main Street, Turriff AB53 4AD (01888) 563777
59 High Street, Turriff AB53 4EL (01888) 563773
65 High Street, Banff AB45 1AN (01261) 818883
42/44 East Church Street, Buckie AB56 1AB (01542) 833255
35 Queen Street, Peterhead AB42 1TP (01779) 476351

38 Broad Street, Fraserburgh, AB43 9AH (01346) 514443
21 Market Square, Oldmeldrum AB51 0AA (01651) 872314
4 North Street, Mintlaw, AB42 5HH (01771) 622338
25 Grant Street, Cullen, AB56 4RS Mon-Fri 1pm-4pm (01542) 840408
17-19 Duke Street, Huntly, AB54 8DL (01466) 792331