

STEWART & WATSON

your **complete** property & legal service

16 LADYSBRIDGE HOUSE, LADYSBRIDGE DRIVE
LADYSBRIDGE, BANFF, AB45 2LE



End Terrace Cottage

- Sought after development close to Moray Firth Coast
- Single storey home with mains gas C.H
- Entrance, Hallway, Lounge, Fitted Dining Kitchen
- Bathroom & 2 Double Bedrooms. Loft Space.
- Maintained communal gardens. Allocated parking space.

Offers Over £149,000
Home Report Valuation £160,000

www.stewartwatson.co.uk

16 LADYSBRIDGE HOUSE, LADYSBRIDGE DRIVE, LADYSBRIDGE, BANFF, AB45 2LE

TYPE OF PROPERTY

We offer for sale this attractive end terrace cottage which is situated in the sought after rural area of Ladysbridge, on the outskirts of the coastal village of Whitehills. The bustling coastal town of Banff is approximately 2 miles to the east, where shops, supermarkets and leisure facilities can be found. This charming grade B listed property was part of the office block of the former Ladysbridge Hospital development. This home offers well-appointed single storey accommodation and benefits from mains gas central heating. The property has been decorated in neutral tones and all fitted floorcoverings, curtains and light fittings are to be included in the price.

ACCOMMODATION

Entrance

Enter through traditional style exterior door into the entrance, which has is open plan to the dining kitchen and has doors to the bathroom and hallway. Built-in cupboard with airing shelf, gas central heating boiler and hot water cylinder.

Dining Kitchen

4.06 m x 3.46 m

Double aspect room with front and rear facing windows. Fitted with a selection of base and wall mounted units in a white coloured, shaker style finish with granite effect countertops and coordinating mid-wall panelling. Integrated electric hob, oven, fridge freezer, dishwasher and washing machine. Features of the kitchen include a fitted table, display areas and deep pan drawers. One and a half bowl corner sink unit with drainer and mixer tap. Glass panelled door to the lounge.



Lounge**5.06 m x 3.64 m**

Glass panelled door from the hallway. Double aspect room with front and rear facing windows.

**Bathroom****3.35 m x 2.58 m**

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

the bath tap. Fitted with a selection of furniture providing useful storage cupboards, drawers and enclosing the cistern. Splashback wall tiling. Wall mirror.

**Hallway**

Enter into the hallway, which has doors to the entrance and both bedrooms. Front facing window. Ceiling hatch allowing access via pull down ladder to the loft space.

Bedroom 1**5.57 m x 2.90 m (at widest points)**

Double size bedroom with rear facing window. Double built-in wardrobe with sliding doors, fitted shelving and hanging rail.



Bedroom 2

3.87 m x 3.53 m

Double size bedroom with rear facing window. Triple built-in wardrobe with sliding doors, fitted shelving and hanging rail.



OUTSIDE

Communal courtyard area to front of the property with allocated parking space. Communal drying area with rotary clothes dryers and communal bin store to the rear of the property.



SERVICES

Mains water, electricity, gas and drainage.

SERVICE CHARGE

A service charge fee is payable to the Factors, Ladysbridge Village Maintenance, who are responsible for maintaining the communal gardens, driveway, parking areas, bin stores, drying areas and for window cleaning and external painting (the monthly fee for 2025 is £70).

ITEMS INCLUDED

Any fitted floorcoverings, curtains and light fittings. The integrated kitchen appliances.

Council Tax

The property is currently registered as band D

EPC Banding EPC= C

Viewing

By appointment only which can be arranged by contacting our Banff Office on 01261 818883

Email banff.property@stewartwatson.co.uk

Reference Banff/

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