

STEWART & WATSON

your **complete** property & legal service

28 ADDISON CRESCENT
BANFF, AB45 1BS



Semi-Detached Dwellinghouse

- Popular residential area close to shops & schools
- D.G & mains gas C.H
- Hallway, Lounge, Fitted Kitchen,
- Bathroom & 2 Double Bedrooms.
- Enclosed front & rear gardens. Shed & Greenhouse

Offers Over £90,000

Home Report Valuation £90,000

www.stewartwatson.co.uk

28 ADDISON CRESCENT, BANFF, AB45 1BS

TYPE OF PROPERTY

We offer for sale this semi-detached dwellinghouse, which is situated within a popular residential area of the coastal town of Banff. The property is conveniently placed for the local shops, schools and leisure facilities. This home offers accommodation over two floors and benefits from double-glazing and mains gas central heating. All fitted floorcoverings, curtains, window blinds and light fittings are to be included in the price.

ACCOMMODATION

Entrance Hallway

Enter through glass panelled exterior door into the hallway which has door leading to the lounge. Purpose built double cupboard. The staircase allows access from this area to the first floor accommodation.

Lounge

4.12 m x 1.11 m

Glass panelled door from the hallway. Large front facing window. Feature fireplace with display areas, wooden

mantle and woodburning stove set on a marble effect hearth. Glass panelled door to the dining kitchen.



Dining Kitchen

3.76 m x 2.28 m

Rear facing window overlooking the garden. Fitted with a selection of base and wall units in an oak effect finish with granite effect countertops. Integrated electric hob, oven and extractor hood. Inset sink and drainer unit with mixer tap. Splashback wall tiling. Fitted table. Glass panelled door to the rear vestibule.





Rear Vestibule

Glass panelled exterior door giving access to the side of the property. Built-in under stair storage cupboard. Built-in cupboard with fitted shelving and housing the gas central heating boiler.

Staircase

A carpeted staircase with wooden staircase with wooden banister allows access from the entrance hallway to the first floor accommodation. The first floor landing has a side facing window. Doors the bathroom and both bedrooms.

Bedroom 1

4.13 m x 3.62 m

Double size bedroom with large front facing window. Built in cupboard.



Bedroom 2

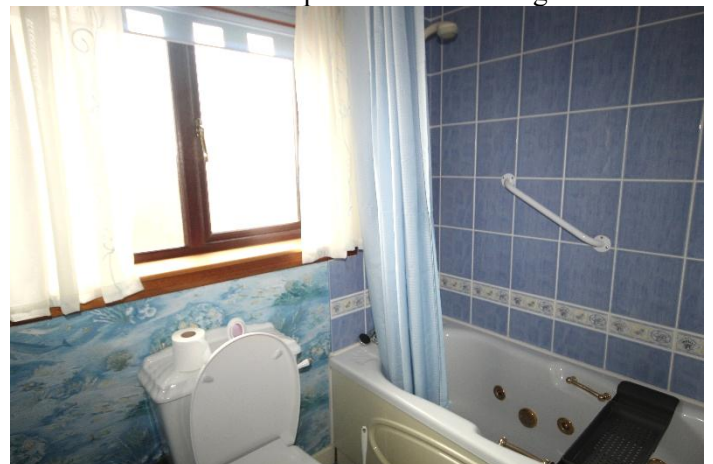
3.42 m x 3.04 m

Double size bedroom with rear facing window. Ceiling hatch allowing access to the loft space.

Bathroom

2.01 m x 1.89 m

Rear facing window. Fitted with a white suite comprising of toilet, wash hand basin and bath with shower fitment above. Splashback wall tiling.



OUTSIDE

Garden areas to the front, side and rear of the property. The garden to the front of the property is enclosed and is laid in paving and stone chips with some flower beds. A gate at the side of the property allows access along a paved path between the front and rear gardens. The rear garden is enclosed and has been laid in paving for ease of maintenance. Outside light and water tap. Rotary clothed dryer. Green house and garden shed.



SERVICES

Mains water, electricity, gas and drainage.

ITEMS INCLUDED

All fitted floorcoverings, curtains, window blinds and light fittings. The integrated kitchen appliances. Greenhouse. Garden shed.

Council Tax

The property is currently registered as band A

EPC Banding EPC=D

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