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



Traditional 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.
- Set in large communal maintained garden grounds.

Offers Over £140,000

Home Report Valuation £160,000

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TYPE OF PROPERTY

We offer for sale this traditional end terrace cottage, which is situated in the Ladysbridge development, a sought after rural village, 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. It is understood that this charming grade B listed property was once part of the office block of the former Ladysbridge Hospital development. Many of the traditional features have been retained including the impressive external stonework, sash and casement windows and high ceilings which give sense of space and will certainly appeal to those seeking a home with character. This home offers modern interior inside a traditional shell boasting well-appointed single storey accommodation with full mains gas central heating. The property 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 true move-in condition.

ACCOMMODATION

Entrance

Enter through traditional style exterior door into the entrance, which 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 co-ordinating mid-wall panelling. Integrated electric hob, oven, extractor hood, 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, mixer tap and waste disposal unit. Glass panelled door to the lounge.



Lounge

5.06 m x 3.64 m

Glass panelled door from the hallway. Spacious, 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. Heated towel ladder radiator.





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

The property has its own allocated parking space to the front of the building.

Ladysbridge Communal Grounds

A great attraction of this property is its stunning grounds, which area quite extensive comprising of wild and landscaped gardens and are stocked with an abundance of

mature trees, hedges and shrubs creating colourful displays during the summer months. The residents can enjoy walks throughout the grounds with seating areas and benches placed to enjoy the views. The grounds and former hospital building, which has also been converted into impressive homes are steeped in history.





SERVICES

Mains water, electricity, gas and drainage.

SERVICE CHARGE

A monthly service charge is payable to the factors, Ladysbridge Village Maintenance, who are responsible for maintaining the communal areas, exterior painting and window cleaning (the monthly fee for 2025 was £70).

ITEMS INCLUDED

Any fitted floorcoverings, curtains, window blinds 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.

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