

# STEWART & WATSON

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**5 ALVAH TERRACE**  
**BANFF, AB45 1BG**



## *Detached Modern Dwellinghouse*

- Sought after residential area close to town centre & schools
- Extended family home with D.G & mains gas C.H
- Vestibule, Hallway, Lounge, Dining/Family Sun Lounge, Fitted Kitchen
- Bathroom, Shower Room & 5 Double Bedrooms.
- Large corner site, enclosed rear garden. Garage, Summerhouse & Sheds

***Offers Over £260,000***  
***Home Report Valuation £260,000***

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## 5 ALVAH TERRACE, BANFF, AB45 1BG

### TYPE OF PROPERTY

We offer for sale this detached modern dwellinghouse which is situated within a highly sought after residential area of the county town of Banff. The property occupies a generous corner site and is conveniently placed for the town centre shops, supermarkets, schools, medical centre and 18-hole golf course. This home has been upgraded and extended over the years and offers spacious, well-appointed accommodation over two floors and benefits from double-glazing and mains gas central heating. The ground floor accommodation comprises of lounge, spacious dining/family sun lounge, fitted kitchen, bathroom and 3 double bedrooms on the first floor there is shower room and 2 further double bedrooms. The present owner has maintained the property well; it has been decorated in neutral tones. All fitted floorcoverings, curtains, window blinds and light fittings will remain leaving this property in a move-in condition.

### ACCOMMODATION

#### Vestibule

Enter through glass panelled exterior door into the vestibule. Purpose built, double cupboard housing the electric meter and fuse box. Glass panelled door to the hallway.

#### Hallway

Enter into the hallway, which has doors to the lounge, dining room, bathroom and the 3 ground floor bedrooms. Built in cupboard with shelving. Glazed panels allowing to pass to/from the dining/family sun lounge. The staircase allows access from this area to the first floor accommodation.

#### Lounge

**5.16 m x 3.61 m**

Spacious, double aspect room with large front and side facing windows. Wooden fire surround with tiled backing and hearth.



#### Dining/Family Sun Lounge

**7.28 m x 3.13 m**

Glass panelled door from the hallway. Spacious, open plan dining room, family sun lounge within windows on 3 sides



enjoying views over the rear gardens. Built-in cupboard with fitted shelf and hooks. Glass panelled door to the kitchen. French doors allowing access to the rear garden.







### Dining Kitchen

**4.24 m x 4.16 m**

Double aspect room with large side and rear facing windows. Fitted with a quality selection of base and wall mounted units in a beech effect finish with granite effect countertops. Integrated 5 ring induction hob, eye-level

double oven, extractor hood, dishwasher and washing machine. Sink and drainer unit with mixer tap. Splashback wall tiling. Double built-in cupboard allowing access to an understairs storage area. Glass panelled exterior door giving access to the rear garden.





**Bedroom 1****3.30 m x 3.17 m**

Double size bedroom with double, front facing window. Double, built in wardrobe with fitted shelving and hanging rail.

**Bedroom 2****4.47 m x 2.92 m**

Double size bedroom with double, front facing window. Built in double wardrobe with fitted shelving and hanging rail.

**Bedroom 3****3.98 m x 3.02 m**

Double size bedroom with double, rear facing window.

**Bathroom****3.00 m x 2.19 m**

Rear facing window. Fitted with a white suite comprising of toilet, wash-hand basin, bath and large shower cubicle. Fitted with a selection of furniture in maple effect finish providing useful storage cupboards and enclosing the cistern. Splashback wall tiling. Heated towel ladder.

**Staircase**

Staircase with fitted carpet treads, and wooden banister allows access from the hallway to the first floor accommodation. The first floor landing has a rear facing Velux style roof window and doors to the shower room,

bedroom 4 and bedroom 5. Three double built-in cupboards with louvre doors providing excellent storage. **The first floor accommodation has some coombed ceilings and measurements are given at widest points.**





**Shower Room** **2.26 m x 1.49 m**

Rear facing Velux style roof window. Fitted with a white suite comprising of toilet, wash-hand basin and corner shower cubicle. The wash-hand basin is inset into a vanity unit with double cupboard fitted below. Splashback wall tiling. Ceiling hatch allowing access to the loft space.



**Bedroom 4** **5.29 m x 3.90 m**

Extremely spacious bedroom with two rear facing Velux style roof windows. Two built in cupboards with fitted shelving.



**Bedroom 5** **3.89 m x 3.10 m**

Rear facing Velux style roof window. Doors allowing access to the eaves storage space.



**OUTSIDE**

The property occupies a generous, corner site with well-maintained garden areas surrounding. The garden areas are mainly laid in grass with a mature hedge border marking the boundary, creating a shelterbelt and adding privacy. Paved patio areas provide a super spot for alfresco dining and enjoying the sun throughout the day during the summer months. Small freshwater pond. Rockery area with stone chips and perennial plants. Clothes drying poles. A tarred driveway allows access to the garage and provides off road parking spaces. Wooden summerhouse, garden shed and greenhouse.

**Garage** **5.90 m x 2.98 m**

Attached, block-built garage with electric up and over door allowing car access from the driveway. Side facing window. Wooden door to the rear garden. Gas central heating boiler. Power and light.





**SERVICES**

Mains water, electricity, gas and drainage.

**ITEMS INCLUDED**

All fitted floorcoverings, curtains, window blinds and light fittings. The integrated kitchen appliances. Wooden summerhouse, garden shed and greenhouse.

**Council Tax**

The property is currently registered as band E

**EPC Banding**

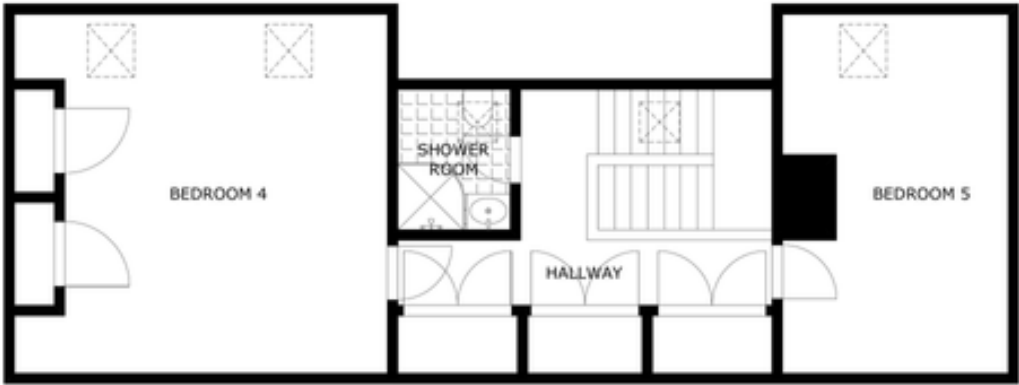
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**Viewing**

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

**Email** [banff.property@stewartwatson.co.uk](mailto: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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