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CRAIGIEVAR, 12 BOYNDIE STREET WEST
BANFF, AB45 1EY



Traditional Semi-Detached Dwellinghouse

- Popular area close to town centre, shops and schools.
- Modernised & extended home with D.G & gas C.H
- Hallway, Lounge/Dining Area, Fitted Kitchen (with appliances)
- Sun Lounge, Shower Room & 3 Bedrooms.
- Enclosed gardens. Two Garages. Workshop, Shed & Garden Store.

Offers Over £155,000
Home Report Valuation £155,000

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CRAIGIEVAR, 12 BOYNDIE STREET WEST, BANFF, AB45 1EY

TYPE OF PROPERTY

We offer for sale this traditional, semi-detached dwellinghouse, which is situated in a popular residential area of the county town of Banff. Craigievar is conveniently placed for the town centre shops, schools, supermarkets and leisure facilities including the 18 hole Duff House Royal golf course. The property has been upgraded and extended over the years and offers spacious, well-appointed accommodation with two floors with double-glazing and mains gas central heating. The present owner has presented the property well, it has been decorated in neutral tones and all fitted floorcoverings, curtains window blinds and light fittings are to be included leaving this property in a move in condition.

ACCOMMODATION

Hallway

Enter through UPVC exterior door into the hallway, which has a door to the lounge. Front facing window with cupboard below housing the electric meter and fuse box. Built-in understairs cupboard with fitted shelving and light.

The staircase allows access from this area to the first floor accommodation



Lounge/Dining Room

7.26 m x 3.92m

Spacious, open plan lounge/dining room with double front facing window. Contemporary style, wall mounted pebble effect electric fire. Open plan to the kitchen. Double, glass panelled doors to the sun lounge.





Kitchen

3.22 m x 1.98 m

Side facing window. Fitted with a modern selection of base and wall units in a cherry effect finish with granite effect countertops. Integrated 5 burner gas hob, electric oven, microwave and fridge. Sink and drainer unit with mixer tap. **The dishwasher is to be included in the price.**



Sun Lounge

6.24 m x 2.88 m

A lovely addition to the rear of the property is the spacious sun lounge with 2 large Velux style roof windows, side facing window and 3 large rear facing viewings enjoying

views over the rear garden. Built in cupboard housing the gas central heating boiler. Built-in utility cupboard housing the washing machine and tumble dryer. Glass panelled exterior door giving access to the rear garden. **The**

washing machine, tumble dryer and freezer are to be included in the price.



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 shower room and all 3 bedrooms. Side facing roof skylight window. Ceiling hatch allowing access to the loft space.

Bedroom 1 3.55 m x 3.52 m

Spacious, double size bedroom with front facing window.



Bedroom 2 3.54 m x 3.47 m

Spacious, double size bedroom with rear facing window. Fitted with a quality selection of furniture in a cream coloured, gloss effect finish providing useful storage cupboards, drawers and wardrobes.



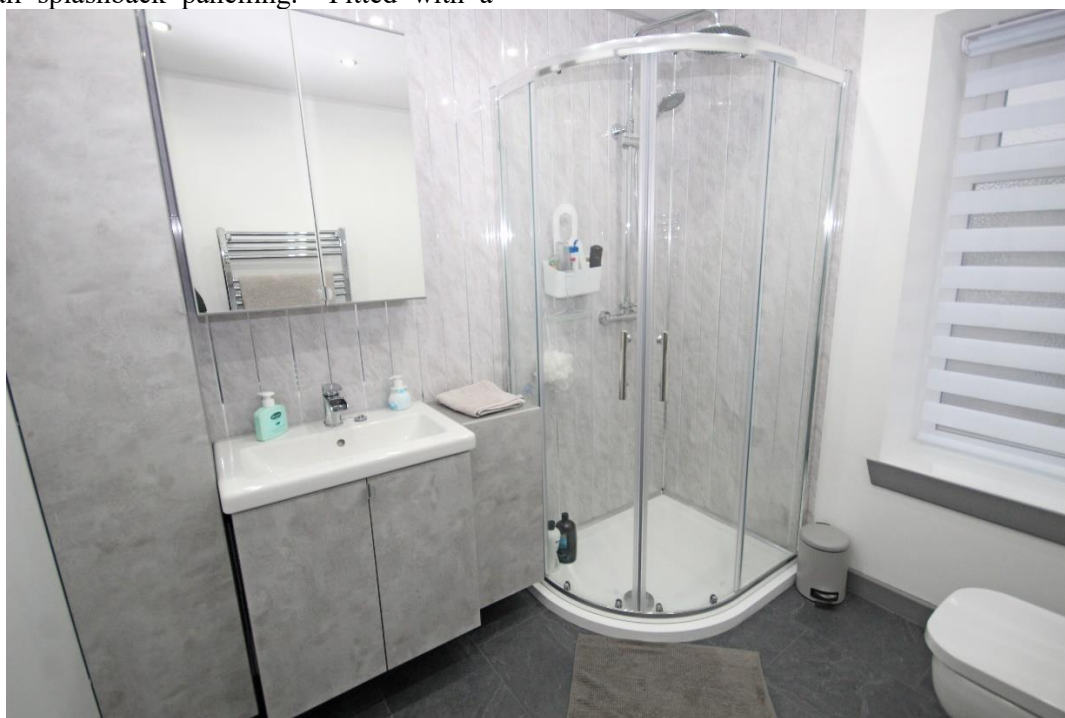


Shower Room

2.24 m x 2.03 m

Rear facing window. Fitted with a white suite comprising of toilet, wash-hand basin and large off set corner shower cubicle. Wetwall splashback panelling. Fitted with a

selection of furniture in a pebble effect finish providing useful storage cupboards. Double, mirrored wall cabinet. Heated towel ladder radiator.



Bedroom 3

2.42 m x 2.08 m

An ideal single or child's bedroom with front facing window.



OUTSIDE

The property occupies a generous site with garden areas to the front, side and rear. The front garden is enclosed and has an area laid in grass with mature hedge border adding privacy. A metal gate at the side of the property allows access between the front and rear gardens. The rear garden is again enclosed making it ideal for those with children and pets. A paved patio area enjoys a generally southerly aspect making it ideal for alfresco dining and enjoying the sun during the summer months. Area laid in grass. Fruit trees. Mature shrubs and borders.

Garage 1

6.22 m x 3.24 m

Block built garage with pitched roof. Electric sectional door allowing car access from Boyndie Street West. Glass panelled side door, from the front garden. Power and light.

Block built store/workshop with pitched roof, power and light, which is presently sub divided to provide 2 self contained storage areas (store and workshop/potting shed), each with external doors from the side garden area.

Store 3.56 m x 1.55 m

Power and light

Workshop/Potting Shed 3.49 m x 2.76 m

Large window overlooking the rear garden. Power and light. Access to loft storage area.

Garage 2 5.23 m x 3.67 m

Block built garage with double wooden doors allowing access from Whinhill Crescent. Power and light.

Wooden Shed 4.20 m x 3.42 m

Window overlooking the rear garden. 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. The dishwasher, washing machine, tumble dryer and freezer.

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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