

# STEWART & WATSON

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**33 VICTORIA GARDENS**  
**BANFF, AB45 2JH**



### ***Terraced Modern Dwellinghouse***

- Residential cul-de-sac giving impressive sea views
- Modernised home in move in condition. D.G & gas C.H
- Vestibule, Hallway, Lounge, Fitted Kitchen
- Shower Room & 2 Double Bedrooms.
- Enclosed rear garden. Off road parking.

***Offers Over £125,000***  
***Home Report Valuation £125,000***

**[www.stewartwatson.co.uk](http://www.stewartwatson.co.uk)**

## TYPE OF PROPERTY

We offer for sale this terraced modern dwellinghouse, which is situated within a popular residential area on the upper part of the coastal town of Banff. The property is located within a quiet cul-de-sac and enjoys lovely sea views from both bedrooms, the lounge and the rear garden. This home offers spacious, well-appointed accommodation over two floors and benefits from 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 in the price leaving this home in a move in condition.

## ACCOMMODATION

### Porch

Enter through wooden exterior door into the porch. Side facing windows giving sea views. Glass panelled door allowing access to the hallway.

### Hallway

Enter into the hallway, which has doors to the lounge and kitchen. Built-in cupboard housing the fuse box. Built-in understairs cupboard with coat hooks. The staircase allows access from this area to the first floor accommodation.



### Lounge

4.24 m x 3.64 m

Glass panelled door from the hallway. Rear facing patio doors allowing access to the rear garden and enjoying impressive sea views.



### Kitchen

4.03 m x 2.36 m

Double, front facing window. Fitted with a quality selection of base and wall mounted units in a modern, pale grey coloured shaker style finish with wood effect

countertops and midwall panelling. Integrated electric hob, oven, extractor hood and fridge freezer. Features of the kitchen include a low level fitted table and display lighting. Sink and drainer unit with mixer tap.



### Staircase

A carpeted staircase with wooden banister allows access from the hallway to the first floor accommodation. The first floor landing allows access to the shower room and both bedrooms. Built-in cupboard housing the gas central heating boiler. Ceiling hatch allowing access to the loft space.

### Shower Room

**2.25 m x 2.10 m**  
Recently fitted with a white suite comprising of toilet, wash-hand basin and walk-in shower. Fitted furniture in a shaker style finish providing useful storage cupboards and enclosing the cistern. Full wetwall panelling.



**Bedroom 1****3.23 m x 2.68 m**

Spacious, double size bedroom with front facing window giving impressive sea views. Built-in wardrobe with fitted shelf and hanging rail.

**Bedroom 2****4.24 m x 2.81 m**

Spacious, double size bedroom with rear facing double window giving impressive sea views. This room is presently used as a sitting room/hobby craft room. Fitted desk/vanity area with countertop, storage drawers and fitted shelving.

**OUTSIDE**

The garden area to the front of the property has been laid in tar, lock block and stone chips for ease of maintenance and providing off road parking. The rear garden is enclosed and has been laid in paving and stone chips for ease of maintenance. Lovely sea views can be appreciated from the rear garden. Small store at the front of the property.

**SERVICES**

Mains water, electricity, gas and drainage.

**ITEMS INCLUDED**

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

**Council Tax**

The property is currently registered as band C

**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](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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