

STEWART &WATSON

your **complete** property & legal service

**FLAT 2 WEST, 30 BRIDGE STREET
BANFF, AB45 1HB**



Attractive Top Floor Flat

- Central location in coastal town.
- D.G & electric heating.
- Communal Entrance. Hallway, Lounge
- Fitted Dining Kitchen, Bathroom & Bedroom.
- Exclusive rear garden.

**Offers Over £45,000
Home Report Valuation £60,000**

www.stewartwatson.co.uk

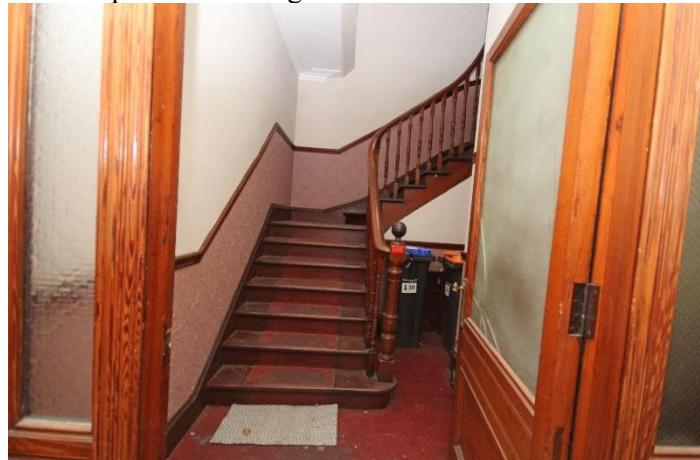
TYPE OF PROPERTY

We offer for sale this attractive flat which forms part of the top floor of a traditional terraced building. This grade C listed property is situated on the lower part of the coastal town of Banff and is conveniently placed for shops, supermarkets and amenities. Many traditional features within the property have been retained including the impressive staircase, panelled internal doors and plaster ceiling detailing. The property benefits from double glazing and electric heating. This flat has been decorated in neutral tones. All fitted floorcoverings, curtains, window blinds and light fittings are to be included in the price.

ACCOMMODATION

Communal Entrance

Enter through substantial wooden exterior door into the communal entrance area, which is shared by the 4 flats in the building (2 on the first floor and 2 on the top floor). A lovely feature of the communal area is the impressive sweeping staircase with traditional banister and spindles, which allows access from the entrance area up to the top floor. Two large rear facing Velux style roof windows allowing light onto the stairway. The door to flat 2 west is on the top floor at the right.



Hallway

Enter through wooden door on the communal landing into the hallway, which has doors to the lounge, bathroom and bedroom. Glazed panels allow light to pass from the communal entrance area. Purpose built cupboard housing the electric meter and fuse box. Ceiling hatch allowing access to the loft space.

Lounge

4.02 m x 4.00 m

Spacious room with front facing bay window. Fitted window seat providing useful storage chest area below. Traditional wooden fire surround with tiled backing and coal effect electric fire. Recessed alcove. Open plan to the dining kitchen.





Dining Kitchen

4.78 m x 4.02 m

Double rear facing window. Fitted with a quality selection of base and wall mounted units in a traditional, shaker style finish with wooden countertops. Integrated gas hob, electric oven, extractor hood and fridge. Features of the kitchen include a central island, fitted table, shelved display areas, plate racks, bottle racks and glass fronted wall, display cabinets. One and a half bowl sink and drainer unit with mixer tap. Decorative splashback wall tiling.



Bathroom

2.93 m x 2.51 m

Rear facing Velux style roof window. Fitted with a white suite comprising of toilet, wash hand basin and bath with shower fitment above. Splashback wall tiling. Purpose built cupboards providing useful storage.



**Bedroom**

Front facing window.

3.30 m x 2.44 m**OUTSIDE**

The property has the bonus of its own exclusive garden area, which is located at the rear of the property. The garden has been laid in stone chips for ease of maintenance.

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 A

EPC Banding EPC=F**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