

STEWART &WATSON

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25 VICTORIA GARDENS
BANFF, AB45 2JH



Mid Terrace Modern Dwellinghouse

- Residential cul-de-sac giving exceptional sea views
- Modernised & upgraded home. Full D.G & gas C.H
- Vestibule, Hallway, Lounge, Fully Fitted Kitchen
- Bathroom & 2 Double Bedrooms.
- Enclosed rear garden. Off road parking.

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

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TYPE OF PROPERTY

We offer for sale this terraced modern dwellinghouse, which is situated within a popular residential cul-de-sac on the upper part of the coastal town of Banff. The property enjoys an elevated site boasting stunning sea views across Banff Links and the Moray Firth from the lounge, bedroom 1 and the rear garden. This home offers spacious, well-appointed accommodation over two floors and it has been upgraded and modernised by the present owners and benefits from double-glazing and mains gas central heating. A modern selection of units with integrated appliances has been installed in the kitchen and a new white suite fitted in the bathroom. 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

Vestibule

Enter through glass panelled exterior door into the vestibule. Frosted glass side panel. Glass panelled door to the hallway.

Hallway

Enter into the hallway, which has doors to the lounge and kitchen. Built-in cupboard with fitted shelving and the fuse



box. Understairs study area providing useful storage. The staircase allows access from this area to the first floor accommodation.



Lounge

4.20 m x 3.63 m

Glass panelled door from the hallway. Rear facing French doors allowing access onto the decking area and enjoying the stunning views across the Moray Firth. Wooden fire surround with electric fire.



Kitchen

3.92 m x 2.33 m

Front facing window. Fitted with a modern selection of base and wall mounted units in a cream coloured finish with wood effect countertops. Integrated electric hob, oven,



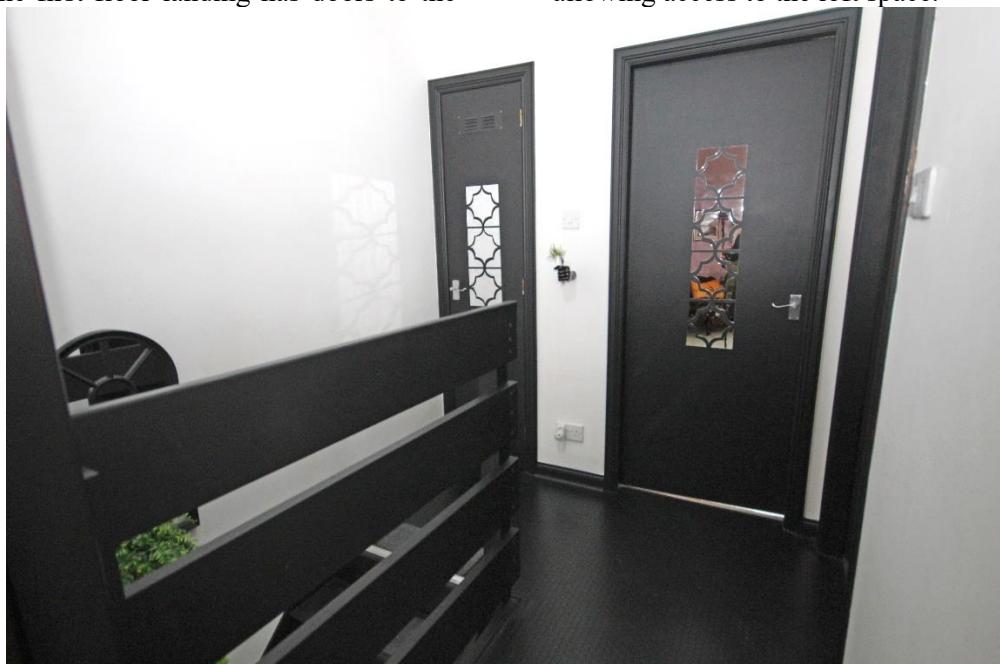
extractor hood, washing machine and fridge freezer. Deep ceramic sink with mixer tap. Glitter effect midwall splashback panelling.



Staircase

Staircase allows access from the hallway to the first floor accommodation. The first floor landing has doors to the

bathroom and both bedrooms. Built-in cupboard with fitted shelf and the gas central heating boiler. Ceiling hatch allowing access to the loft space.



Bedroom 1**3.47 m x 2.77 m**

Double size bedroom with rear facing window giving exceptional views across Banff Links and the Moray Firth



towards the neighbouring village of Whitehills. Raised double bed platform with storage units below. Double built in wardrobe with sliding doors, fitted shelf and hanging rail.

**Bathroom****2.16 m x 2.10 m**

Side facing window. Fitted with a modern white suite comprising of toilet, wash hand basin and a freestanding bathtub which is set on a shower tray. Rainfall and multi-

jet shower fitment fitted above the bath with glazed shower screen. Full wet wall panelling. Wall mounted mirrored bathroom cabinet. Heated towel ladder radiator.



Bedroom 2**3.18 m x 2.54 m**

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

**OUTSIDE**

A stone chip garden area at the front of the property provides off road parking with a retractable canopy providing shade and shelter. A lovely garden lies to the rear of the property, boasting exceptional. Uninterrupted sea views towards Banff Links and across the Moray Firth. A timber decking area provides a super spot for alfresco

dining and making the most of the views and beautiful sunsets. The remainder of the rear garden has been laid in stone chips for ease of maintenance.

Store

Attached store to the front of the property with fitted shelving, water tap and light.





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 Buckie Office on 01542 833255

Email buckie.property@stewartwatson.co.uk

Reference Buckie/CF



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
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17-19 Duke Street, Huntly, AB54 8DL (01466) 792331