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**25 WHINHILL ROAD
BANFF AB45 1BX**



Five Bedroom Semi Detached Dwellinghouse with Garage and Summer House

- Lounge, Dining and Kitchen on Open Plan. Utility Room
- Master Bedroom with En Suite, Four further Bedrooms & Shower Room
- DG & Gas CH
- Large Driveway & Low Maintenance Gardens
- Ideal Family Home

Offers Over £185,000

Home Report Valuation £185,000

www.stewartwatson.co.uk

TYPE OF PROPERTY

Situated in a residential area within the town of Banff, close to both Primary and Secondary Schools, we offer for sale this Five Bedroom Semi Detached Dwellinghouse which has been extended by the current owners to form a generously proportioned light and bright family home. The property is in immaculate condition throughout affording the opportunity to move in with the minimum of inconvenience and amongst its many added features, benefits from Double Glazing, Gas Central Heating and fantastic storage space. The accommodation comprises of Entrance Hallway, Open Plan Lounge, Dining and Kitchen. Utility Room, Shower Room and Bedroom Five on the ground floor. The first floor accommodation comprises of a generously proportioned Master Bedroom with En Suite. Three further Bedrooms complete the accommodation. Outside a driveway to the side provides off street parking for several vehicles and leads to the single garage with up and over door. Fully enclosed rear garden incorporating a Summer House.

Viewing highly recommended to appreciate the accommodation that is on offer.

ACCOMMODATION

Entrance Hallway

The property is entered by way of a half glazed front door. Access to bedroom five, shower room, lounge, dining, kitchen and stairs to first floor. Cupboard housing the electric meter and fuse box, central heating radiator and laminate flooring.

Lounge/Kitchen **32' 1" x 17' 1" (at widest)**
Dining (9.76m x 5.20m)

This instantly appealing space is ideal for everyday family living and entertaining, while the lounge offers space to relax, incorporating a Media wall with storage below and a multi fuel stove as an attractive focal point, there is also ample space for a variety of furniture and direct access to the garden. Space for dining table and chairs. The kitchen has been fitted with a good range of base and eye level units incorporating a 1 ½ composite sink splashback tiling and coordinating work surfaces. The units further incorporate space for a Range style cooker and an American style fridge freezer. Central heating radiator laminate flooring and door to the utility room.





Utility Room

8' 2" x 7' 4"
(2.49m x 2.25m)

Handy room fitted with base and eye level units incorporating a stainless steel sink, splashback tiling and worksurface. The units further incorporate a washing machine. Central heating radiator and tiled flooring. Exterior door to the side of the property.



Shower Room

Fully tiled modern shower room fitted with white suite comprising concealed w.c., wash hand basin set in vanity and shower enclosure. Ladder style radiator.



Bedroom 5

11' 9" x 11' 7"
(3.62m x 3.62m)

A versatile room benefiting from a deep built in wardrobe incorporating shelving. Television point, central heating radiator and laminate flooring.



FIRST FLOOR ACCOMMODATION

Stairs leading to the first floor with window at half turn. Cupboard at top of stairs. Access to all bedrooms. Central heating radiator and laminate flooring. Access hatch to floor loft space with power and light.

Master Bedroom

26' 2" (at longest) x 9' 6"
(7.96m x 3.13m)

Hallway with access to the en suite leads to the bright and spacious master bedroom which includes three built in double wardrobes incorporating hanging rail and shelf offering excellent storage. Space for free standing furniture. Central heating radiator and laminate flooring. **En Suite** With Velux window, the fully tiled en suite is fitted with white suite comprising concealed w.c., wash hand basin in vanity unit and shower enclosure. Ladder radiator.





Bedroom 2

9' 1" x 8' 7"
(2.77m x 2.64m)

Located to the side of the property and benefiting from a built in shelved cupboard, central heating radiator and laminate flooring.

**Bedroom 3**

12' 7" x 9' 6"
(3.86m x 2.92m)

Located to the back of the property and also benefiting from built in wardrobe incorporating hanging rail and shelf space. Central heating radiator and laminate flooring.

**Bedroom 4**

13' 7" x 7' 9"
(4.16m x 2.40m)

Located to the front of the property and benefiting from a built in wardrobe incorporating hanging rail and shelf. Telephone point, central heating radiator and laminate flooring.



OUTSIDE

A driveway to the side of the property provides off street parking for several vehicles and leads to the single garage. A gate at the side of the property gives access to the fully enclosed rear garden. The rear garden is decked and there is a built in area which would be ideal for a BBQ or hot tub.

SERVICES

Mains electricity, water, drainage and gas central heating

ITEMS INCLUDED

The usual heritable fixtures and fittings are included. All floor coverings, light fittings, curtains and blinds will remain.

Council Tax Band A

EPC Band C

Entry

By arrangement

Viewing

By contacting our Banff Office on 01261 818883 to arrange an appointment.

Email

banff.property@stewartwatson.co.uk

Offers

All offers should be submitted in writing to our Banff Office.

Reference

Banff/YF/26



FREE VALUATION – We are pleased to offer a free and without obligation, valuation of your property.
Contact Property Department at any of our offices.

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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