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THE COTTAGE
16 SANDYHILL ROAD,
BANFF AB45 1GB



Substantial Five Bedroom Detached Dwellinghouse in Popular location

- Lounge, Dining Room, Dining Kitchen, Office / Bedroom, Utility Room & Family Room / Play Room
- Five Bedrooms, Shower Room & Family Bathroom
- DG & Gas CH
- Outbuildings, Garden to rear and Double Garage
- Ideal Family Home

Offers Over £330,000

Home Report Valuation £330,000

www.stewartwatson.co.uk

TYPE OF PROPERTY

Situated in the coastal town of Banff, well placed for access to local shops and schools, we offer for sale this substantial Five Bedroom Detached Dwellinghouse. The property offers spacious and versatile accommodation over two floors and benefits from Double Glazing and Gas Central Heating. This would represent an ideal purchase for the growing family. The accommodation comprises of lounge, dining room, dining kitchen, utility room, play room, bedroom / office and shower room on the ground floor. First floor accommodation gives access to the remainder of the bedrooms and to the family bathroom. Outside there is a double garage and driveway accessed via Gardiners Brae. Garden to front and rear. Early viewing is strongly recommended to fully appreciate the size, versatility and potential of this substantial detached home.

ACCOMMODATION

Entrance Vestibule

The property is entered via a Hardwood front door which opens into the vestibule. Half glazed door and side panels lead into the hallway. Ornate cornicing. Laminate flooring.



Hallway
Impressive traditional hallway provides access to the lounge, dining room, dining kitchen, family room / play room, bedroom currently being used as an office and shower room. Central heating radiator and fitted carpet.



Lounge **19' 4" x 14' 7"**
(5.9mx 4.4m)
With bay window overlooking the front of the property, this generously proportioned bright and airy room offers space for a variety of furniture. A particular feature is the log burning stove with marble surround making this an attractive focal point of the room. Ornate Cornicing and Ceiling Rose. Television point, central heating radiator and laminate flooring.





Dining Room **16' 9" x 16' 2"**
(5.1m x 4.9m)

The bright and airy formal dining room with bay window to the front, has ample space to accommodate a variety of dining furniture. Gas fire with marble surround. Two alcoves at either side of the fireplace. Ornate cornicing and Ceiling Rose. Two central heating radiators and fitted carpet.



Dining Kitchen **17' 8" x 12' 2"**
(5.4m x 3.7m)

With window to the front, the kitchen has been fitted with a range of base and eye level units incorporating a 1 ½ sink, splashback and coordinating work surfaces. The units further incorporate a gas hob with eye level oven. Under counter fridge. Space for table and chairs. Central heating radiator and Karndean vinyl flooring. Door to utility room.





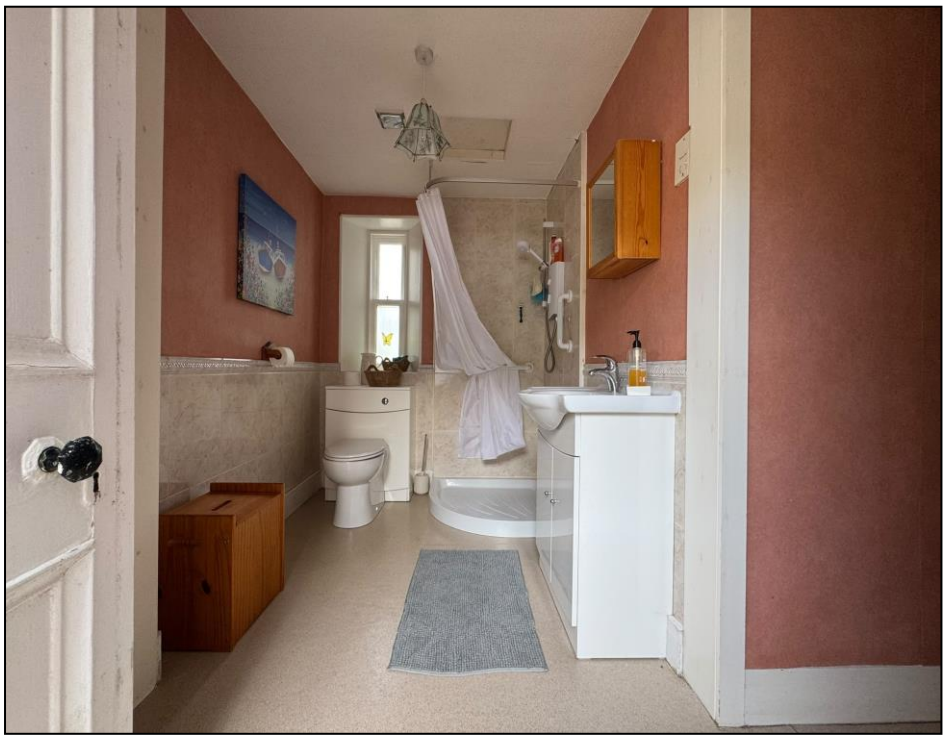
Utility Room

Fitted with base and eye level units incorporating a stainless steel sink and coordinating work surfaces. Karndean vinyl flooring. Exterior door to garden.



Shower Room

Shower room fitted with a white suite comprising of a w.c., wash hand basin and shower. Window to rear. Vinyl flooring.



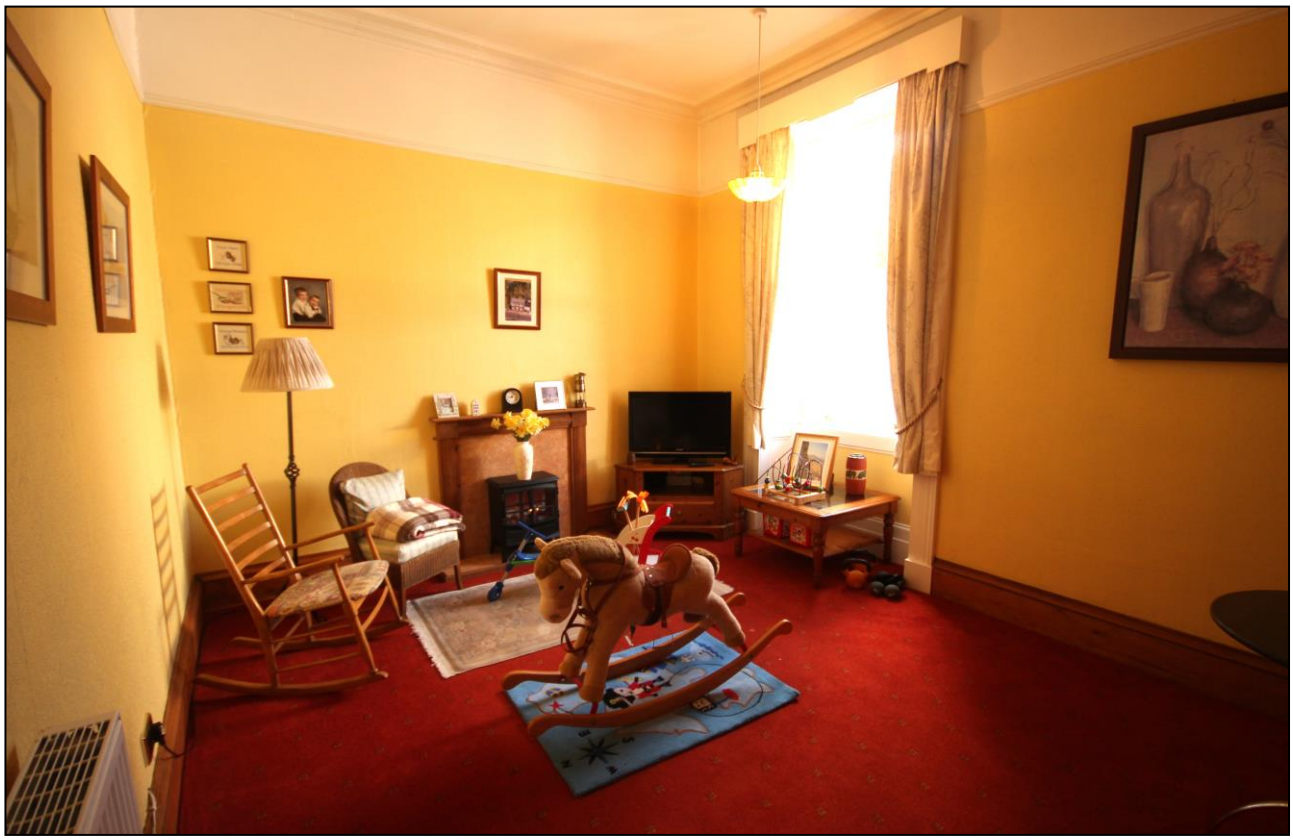
Office / Bedroom 5 **14' 3" x 10' 1"**
(4.3m x 3.1m)

Currently used as an office but ideally placed to be a ground floor bedroom. This versatile room benefits from gas fire with wooden surround, television point, central heating radiator and fitted carpet.



Family Room / Play Room **14' 7" x 12' 8"**
(4.5m x 3.9m)

With window to the pend at the rear of the property, this bedroom is currently utilised as a playroom and benefits from electric fire, central heating radiator and fitted carpet.



FIRST FLOOR ACCOMMODATION

A carpeted staircase with a stained glass window and Cuban Mahogony banister leads to the first floor accommodation and provides access to the remaining bedrooms and family bathroom.



Bedroom 1 **15' 1" x 14' 5"**
(4.6m x 4.4m)

The first bedroom has a lovely view looking over the greenery at Duff House at the front of the property. Central heating radiator and fitted carpet.



Bedroom 2 **14' 8" x 14' 5"**
(4.5m x 4.4m)
Located to the front of the property with open fire, central heating radiator and fitted carpet.



Bedroom 3 **14' 8" x 14' 5"**
(4.5m x 4.4m)
Located to the rear of the property, this room benefits from a fireplace housing an open fire. Central heating radiator and fitted carpet.



Bedroom 4 **14' 7" x 13' 2"**
(14.5m x 4m)

Located to the rear of the property, this room benefits from a fireplace housing an open fire. Central heating radiator and fitted carpet.



Family Bathroom **12' 3" x 9' 3"**
(3.7m x 2.8m)

With window to the front of the property and tiled seating area, the bathroom is fitted with a white suite comprising of a w.c., wash hand basin and bath with shower above and screen to the side. Access to floored loft with power which runs the complete length of the property.



OUTSIDE

On street parking to the front of the property. At the rear, the property has an enclosed and sheltered pend which runs to the width of the property and an outbuilding comprising a garden tool store with separate wood shed which has the potential to be a workshop. The garden is enclosed, secluded and is laid mainly to lawn with flower borders and beds, mature shrubs and trees including plum and apple trees. Flagstone patio area. The garage and driveway can be accessed from Gardiners Brae and has a separate door access from the garden. There is a separate side access to the rear of the property from Sandyhill Road.





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, blinds and electric fires will remain.

Council Tax Band E

EPC Band E

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.

LOCATION

Banff

Reference
BANFF/RG/I26

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

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