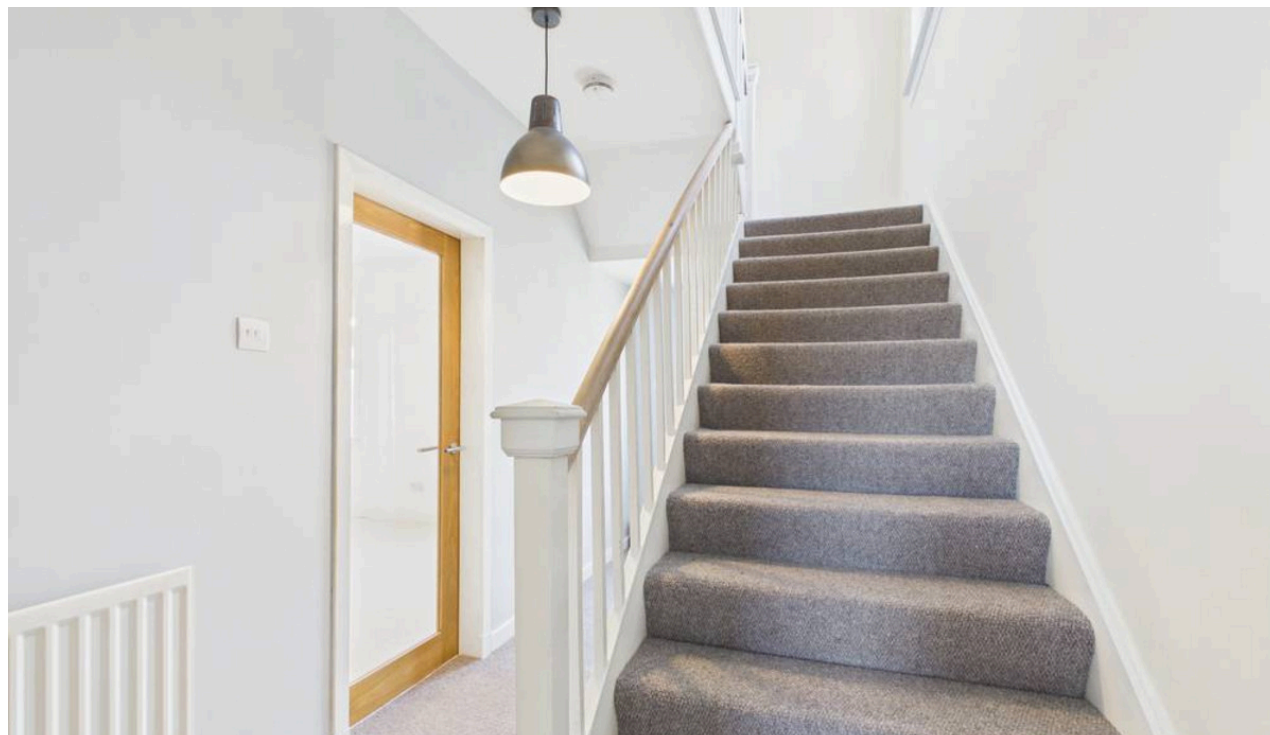




Bartlet Place, Banff, AB45

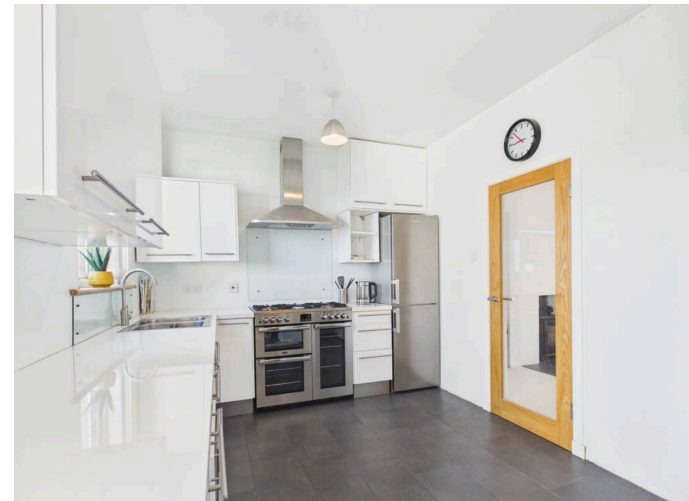
Offers Over £125,000

Key Features



Enjoy Indoor-Outdoor Living in This Well-Cared-For Banff Property





Semi-Detached Home with Superb Garden Space and a Bonus Studio in Banff

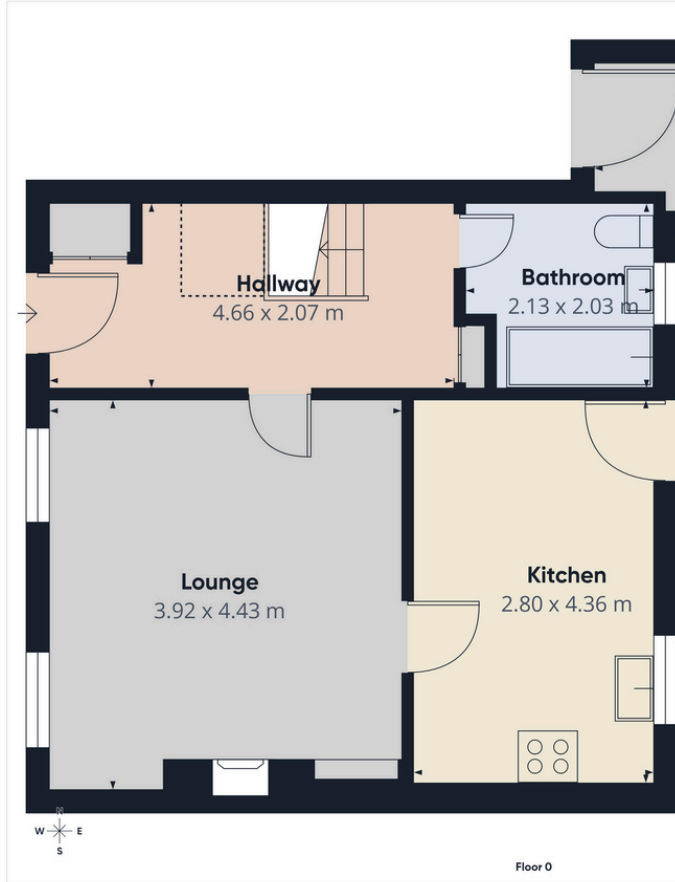
Low and Partners is delighted to bring to the market Bartlet Place in Banff, a charming semi-detached home offering three bedrooms, a generous enclosed garden and the added benefit of a versatile studio. The property has been lovingly maintained by its current owner, creating a warm and welcoming environment throughout, and viewings are now invited.

The entrance hallway provides access to all ground-floor accommodation and includes a useful storage cupboard which also houses the consumer unit. From here, the flow of the home leads naturally into the lounge, a bright and comfortable space with two windows overlooking the front of the property. A wood-burning stove forms an attractive focal point, complemented by soft carpeting, fitted lighting and a radiator to ensure year-round comfort.

The kitchen sits to the rear and offers an excellent amount of space for both cooking and dining. A window frames views over the garden, while the layout includes a fridge freezer, washing machine, dishwasher and a range cooker. The tiled floor, wall-mounted boiler, fitted lighting and radiator complete this practical and well-equipped room.

The bathroom is located on the ground floor and features a bath





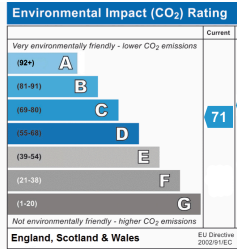
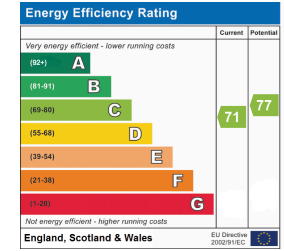
Approximate total area[®]
52 m²
Reduced headroom
0.9 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Tenure Type: Freehold
Council Tax Band: B
Council Authority: