

STEWART & WATSON

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14 BOYNE COURT
LADYSBRIDGE, BY BANFF, AB45 2TG



Semi-Detached Modern Bungalow

- Residential cul-de-sac within modern development
- Full D.G, mains gas C.H & PV solar panels.
- Vestibule with Utility Area, Hallway, Large Lounge
- Fitted Dining Kitchen, Bathroom & 2 Double Bedrooms.
- Well maintained gardens. Off road parking. Shed

Offers Over £185,000
Home Report Valuation £185,000

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TYPE OF PROPERTY

We offer for sale the attractive semi-detached bungalow, which is situated within a quiet residential cul-de-sac within the popular Ladysbridge Village development. Ladysbridge is a small rural village only a short distance from the stunning Moray Firth Coastline and approximately 2 miles from the county town of Banff where shops, supermarkets, schools and amenities can be found. This home was completed in 2018 offering spacious, well-appointed single storey accommodation and benefitting from full double glazing, mains gas central heating and PV solar panels. The present owner has presented the property well, it has been tastefully decorated in fresh neutral tones. All fitted floorcoverings, curtains, window blinds and light fittings are to be included in the price leaving this home in a true move in condition.

ACCOMMODATION

Vestibule

Enter through glass panelled exterior door into the vestibule. Double built-in utility cupboard with sliding doors, plumbing for washing machine, wall mounted central heating boiler, electric meter, fuse box and inverter unit for the solar panels. Glass panelled door to the hallway.

Hallway

Enter into the L shaped hallway which has doors to the lounge, dining kitchen, bathroom and both bedrooms. Triple built in cupboard with sliding doors, fitted shelving, hanging rail and housing the hot water cylinder. Ceiling hatch allowing access to the loft space.



Lounge

4.65 m x 3.52 m

Glass panelled door from the hallway. A spacious room with large front facing window.



Dining Kitchen

4.65 m x 4.45 m

Glass panelled door from the hallway. Spacious, double aspect dining kitchen with side and rear facing windows. Fitted with a modern selection of base and wall mounted units in a grey coloured, matt effect finish with slate effect

countertops and midwall panelling. Integrated induction hob, oven and fridge freezer. Inset one and a half bowl sink and drainer unit with mixer tap. Glass panelled exterior door giving access to the rear garden.



Bedroom 1

3.57 m x 2.90 m

Double size bedroom with rear facing window. Double built-in wardrobe with sliding doors, fitted shelving and hanging rail.





Bathroom

2.55 m x 2.40 m

Fitted with a white suite comprising of toilet, wash-hand basin, bath and separate shower cubicle. Fitted furniture in a gloss effect, shaker style finish providing useful storage cupboards and enclosing the cistern. Splashback wall panelling. Heated towel ladder radiator.



Bedroom 2

3.57 m x 3.30 m

Double size bedroom with front facing window. Double built-in wardrobe with sliding doors, fitted shelving and hanging rail.



OUTSIDE

Well maintained garden areas to the front, side and rear of the property. The front garden has been laid in stone chips with an established shrub border. A tarred driveway provides off road parking spaces. A good size, enclosed garden lies to the rear of the property. The rear garden has paved and stone chipped patios and an area laid in grass with some shrub borders. Rotary clothes dryer. Wooden garden shed. Outside light and water tap.





ITEMS INCLUDED

All fitted floorcoverings, curtains, window blinds and light fittings. The integrated kitchen appliances. Wooden garden shed.

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 Banff Office on 01261 818883

SERVICES

Mains water, electricity, gas and drainage.

Email banff.property@stewartwatson.co.uk

Reference Banff/



This floor plan is not to scale and is for illustrative purposes only.

FLOOR 1

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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