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26 ACADEMY DRIVE
BANFF, AB45 1BP



Semi-Detached Dwellinghouse

- Residential area close to town centre & schools
- Elevated site giving lovely views. D.G & gas C.H
- Hallway, Lounge, Fitted Kitchen
- Bathroom & 2 Double Bedrooms.
- Front garden. Enclosed rear garden. Off road parking.

Offers Over £115,000
Home Report Valuation £115,000

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26 ACADEMY DRIVE, BANFF, AB45 1BP

TYPE OF PROPERTY

We offer for sale this semi-detached dwellinghouse which is situated within a popular residential area of the coastal town of Banff. The property is opposite Banff Primary School and is conveniently placed for the town centre shops, supermarkets, amenities and Duff House Royal Golf Course. This home occupies an elevated site boasting lovely views from the front over the playfield to Banff Bay and across the Moray Firth towards the neighbouring town of Macduff. The property offers well-appointed accommodation over two floors, it has been upgraded over the years and now offers mains gas central and UPVC double glazed windows and exterior doors. All fitted floorcoverings, window blinds and light fittings will remain leaving this property in a move in condition.

ACCOMMODATION

Hallway

Enter through glass panelled exterior door into the hallway, which has a door to the lounge. Built in cupboard with

fitted shelf and hanging rail. The staircase allows access from this area to the first floor accommodation.

Lounge

4.42 m x 4.10 m

An L-shaped room with large front facing window giving views across the Primary School playing field towards the neighbouring town of Macduff. Door to the kitchen.



Kitchen

3.65 m x 2.30 m

Rear facing window overlooking the garden. Fitted with modern selection of base and wall mounted units in a white, gloss effect finish with contrasting granite effect

countertops. Fitted table. Sink and drainer unit with mixer tap. Splashback wall tiling. Plumbing for washing machine and space suitable for upright fridge freezer. Door to the side vestibule.





Side Vestibule

A useful storage area. Built-in cupboard with fitted shelf and the gas central heating boiler. Glass panelled exterior door giving access to the side of the property.

Staircase

A carpeted staircase with wooden banister allows access from the entrance hallway to the first floor accommodation, The first floor landing has doors to the bathroom and both bedrooms. Side facing window giving sea views over the rooftops towards the Moray Firth.

Bedroom 1

4.15 m x 3.69 m

Spacious double size bedroom with large front facing window giving impressive views over the Primary School playing field and rooftops below towards the Banff Bay and the Moray Firth. Built-in cupboard with fitted shelving

(ceiling hatch allowing access to the loft space located in the cupboard).



Bathroom

1.96 m x 1.70 m

Rear facing window. Fitted with a white suite comprising of toilet, wash-hand basin and bath with shower fitment above. Wetwall splashback panelling.



Bedroom 2

3.44 m x 3.08 m

Double size bedroom with large rear facing window giving views over the garden.



OUTSIDE

The garden area to the front of the property has been laid in stone chips with some mature shrubs. A paved and stone chip driveway provides off road parking facilities. A wooden gate at the side of the property allows access between the front and rear gardens. An enclosed garden lies to the rear of the property. The rear garden is mainly laid in grass with some paved and stone chip borders. Drying poles. Outside light and water tap. Wooden garden shed.

SERVICES

Mains water, electricity, gas and drainage.

ITEMS INCLUDED

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



Council Tax

The property is currently registered as band A

EPC Banding EPC=C

Viewing

By appointment only which can be arranged by contacting our Banff Office on 01261 818883

Email banff.property@stewartwatson.co.uk

Reference Banff/



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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