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**1 DEVERON TERRACE
BANFF, AB45 1BB**



Substantial Four Bedroom Detached Dwellinghouse with Double Garage

- Lounge, Dining Room, Dining Kitchen, Family Room, Conservatory & Utility Room
- Master Bedroom, En Suite, Three further Bedrooms, Cloakroom & Shower Room
- DG & Gas CH
- Garden to front, side & rear
- Ideal Family Home

Offers Over £378,000

Home Report Valuation £380,000

www.stewartwatson.co.uk

TYPE OF PROPERTY

A rare opportunity to purchase a property situated within a highly desirable area of Banff overlooking Duff House Royal Golf Course. We offer for sale this Four Bedroom Detached Dwellinghouse which offers a generous level of versatile accommodation over two floors. 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 great Storage, Hive system, Double Glazing, Gas Central Heating with a new boiler installed in 2025. The accommodation comprises of Hallway, Lounge, Dining Kitchen, Family Room, Dining Room, Utility Room and Cloakroom on the ground floor. First floor accommodation includes Master Bedroom with En suite Bathroom and walk in wardrobe, three further Bedrooms and a family Shower Room. Outside a driveway provides off street parking for a few vehicles and leads to the Double Garage with twin remote doors. Garden to front, side and rear. Viewing highly recommended to appreciate the extent of accommodation that is on offer.

ACCOMMODATION

Entrance Vestibule

Part glazed front door with glazed side panels opens into the vestibule. Two cupboards providing storage. Karndean flooring. Door to hallway.

Hallway

The welcoming hallway provides access to the lounge, cloakroom and family room. Telephone point, central heating radiator and fitted carpet. Stairs to first floor.

Lounge

21' 4" x 17' 9"
(6.51m X 5.44m)

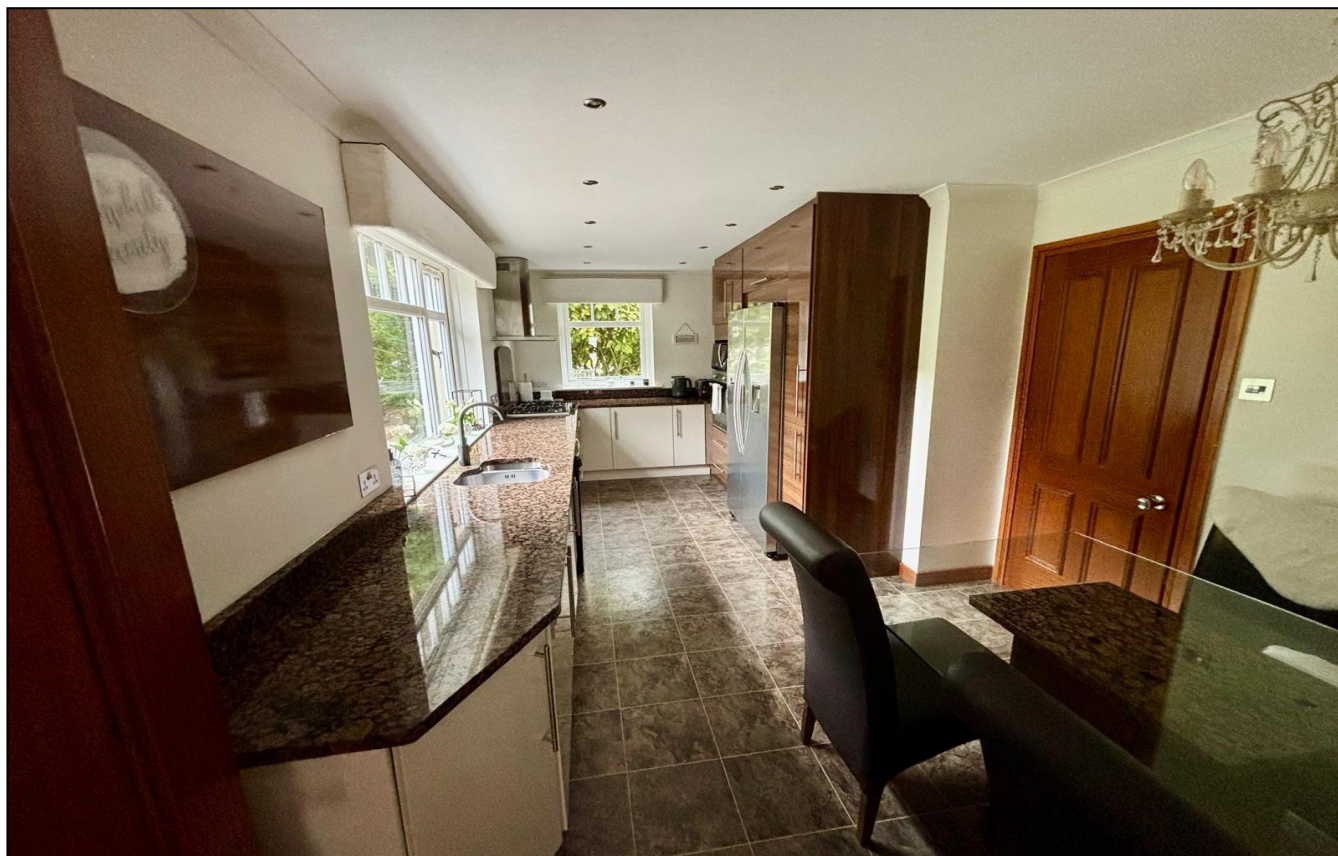
This extremely spacious, lounge with front facing picture window boasts fantastic views over Banff Bay, the Deveron Valley, Doune Hill and Macduff. Two further windows to the side allowing plenty of natural sunlight to flood the room. Space for a variety of furniture. Television point, two central heating radiators and fitted carpet. Door to the dining kitchen.



Dining Kitchen

18' 8" x 9' 4"
(5.72m x 2.86m)

With window to the rear and further window to the side, this bright room is fitted with a range of base and eye level units incorporating 1 ½ stainless steel sink and coordinating work surfaces. The units further incorporate a 5 ring gas hob with eye level oven and space for microwave. *Please note the dishwasher is included in the sale and The American fridge freezer is available through separate negotiation.* Space for kitchen table. Central heating radiator and Karndean flooring. Door to family room.



Family Room

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

With patio doors leading to the garden, this versatile room benefits from central heating radiator, laminate flooring and television point. Door to dining room.



Dining Room

12' 0" x 9' 2"
(3.65m x 2.80m)

A formal room with central heating radiator and laminate flooring. Cupboard housing the fuse box and hot water tank for the pressurised water system. Door to conservatory.



Conservatory

10' 4" x 8' 4" (at widest)"
(3.16m x 2.55m(at widest))

A bright and airy room ideal for relaxing. Door to garden. Tiled flooring and door to utility room.



Utility Room

10' 9" x 8' 5"
(3.31m x 2.58m)

With window to the rear, the utility room is fitted with base units incorporating two circular stainless steel sinks and coordinating work surfaces. Space for washing machine and tumble drier. Central heating radiator and tiled flooring. Door to garage.



Cloakroom

Fitted with white suite comprising w.c and wash hand basin. Central heating radiator and tiled flooring.



FIRST FLOOR ACCOMMODATION

Half Landing

A carpeted staircase leads to the half landing with bedroom four located off to the front of the half landing. Window to the side.

Bedroom 4

13' 3" x 9' 9"
(4.04m x 3.01m)

With fantastic views, this versatile room is currently utilised as a snug but can easily accommodate a double bed if required. Built in wardrobe, television point, central heating radiator and laminate flooring.



Main Landing

Giving access to the remainder of the accommodation. Two cupboards provide excellent storage, loft hatch accessed via a Ramsay ladder.

Master Bedroom **18' 0" x 16'9" (at longest)"** (5.47m x 5.14m)

A bright and spacious bedroom with a large picture window to the front boasting superb views. Window to the side. Walk in wardrobe providing good storages. Central heating radiator and fitted carpet. Door to En Suite Bathroom.



En Suite Bathroom **9' 2" x 7'3"** (2.80m x 2.22m)

Fully tiled en suite bathroom fitted with white suite comprising of concealed w.c., wash hand basin, bath and shower cubicle. Ladder radiator.



Bedroom 2**11' 9" x 10' 4"****(3.62m x 3.16m)**

A good sized double bedroom benefiting from built in wardrobes incorporating hanging rail and shelf fronted by sliding doors providing good storage. Television point, central heating radiator and fitted carpet.

**Bedroom 3****18' 0" x 12' 2"****(5.47m x 3.71m)**

A spacious double bedroom with two windows allowing plenty of natural sunlight. This room also benefits from a built in wardrobe incorporating hanging rail and shelf space front by sliding mirrored doors. Television point, central heating radiator and fitted carpet.





Shower Room

8' 4" x 7' 5"
(2.55m x 2.28m)

Fitted with white suite comprising a concealed w.c. and wash had basin set in vanity units. Shower cubicle. Ladder radiator and Karndean flooring.



OUTSIDE

A driveway provides off street parking for a few vehicles to the front with a gated entrance. The front garden has an area laid in grass and incorporates a variety of mature bushes and trees which continue round the side. The fully enclosed rear garden is also laid in grass and incorporates mature tree, bushes and fruit trees. Garden shed. Tool shed.

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 together with the dishwasher. The American style fridge freezer is available by separate negotiation.

Council Tax Band F

EPC Band C

Entry By arrangement

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/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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