

STEWART & WATSON

your **complete** property & legal service

**53 ST CATHERINE STREET
BANFF, AB45 1JU**



Self-Contained Apartment

- Forming the ground floor of a detached property
- Hallway, lounge/kitchen, 2 bedrooms & bathroom
- Self-contained access. Basement room
- Mains gas C H & Double Glazing
- Garden & Off Street Parking Space

Offers Over £89,000

Home Report Valuation £90,000

www.stewartwatson.co.uk

53 ST CATHERINE STREET, BANFF, AB45 1JU

TYPE OF PROPERTY

We offer for sale this self-contained apartment which forms the ground floor of a traditional detached property. The accommodation comprises two double bedrooms, a lounge and kitchen on open plan, and bathroom. Outside, there is access to the basement utility room and an off street parking space.

ACCOMMODATION

Hallway

Enter through an exterior door with glazed panels. The

hallway has doors to both bedrooms, bathroom and kitchen which is on open plan to the lounge.

Kitchen/Lounge

6.83m x 5.00m

Please note that measurements are taken from the longest and widest points. This L-shaped room has front and rear facing windows. The kitchen area is fitted with a selection of base and wall units. Stone countertop with 1 1/2 bowl sink inset. Decorative fireplace. The lounge area features a gas fire set within a high-level fireplace.



Bedroom 1**3.84m x 2.96m**

This double bedroom has a built-in double wardrobe with mirrored panels. Shelved alcove. Front facing window.

**Bedroom 2****3.91m x 3.20m**

Please note that measurements are taken from the longest and widest point. Built-in double wardrobe with mirrored panels. Side and rear facing windows.

**Bathroom**

Fitted with a white suite incorporating a freestanding bath, corner shower enclosure, toilet and wash hand basin. Tiled floor and tiled splashback wall tiling. Two ladder towel rails. Two windows to the side. Underfloor electric heating.



OUTSIDE

Outside, there is access to the basement utility room. Garden mainly laid to lawn. Shed to remain. Parking space.

Utility room

3.49m x 2.89m

Fitted with units. Space for washing machine and tumble dryer. Wall mounted boiler. Window to rear.

SERVICES

Mains water, electricity, gas and drainage.

ITEMS INCLUDED

All fitted floorcoverings, curtains, window blinds and light fittings. Integrated appliances and gas cooker.

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/LAC



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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