

STEWART & WATSON

your **complete** property & legal service

5 WATER PATH
BANFF, AB45 1DD



Self-contained Three-Bedroom Flat

- First Floor Self-Contained Flat
- Quiet Residential Area. On Street Parking
- Staircase, Hallway, Three Bedrooms, Lounge & Kitchen
- Lawn Area & Paved Patio. Summer House
- Gas Central Heating & Double Glazing

Offers Over £114,000
Home Report Valuation £115,000

www.stewartwatson.co.uk

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TYPE OF PROPERTY

We are delighted to offer for sale this three-bedroom self-contained upper flat. Located within a quiet area of Banff yet within easy reach of the excellent local amenities. The property benefits from a garden which features a raised lawn with summer house and a patio area. There are two sheds which will also be included in the price. The accommodation comprises, staircase to the upper floor, hallway, lounge, kitchen, three bedrooms, and bathroom.

ACCOMMODATION

Staircase to upper floor

Entered via a wooden exterior door. The staircase leads to the upper hall. Window to the side.

Hallway

Hatch access with pull down ladder to loft. Built-in, lockable cupboard. Doors to lounge, bathroom and all three bedrooms.

Lounge

4.66m x 3.41m

Entered from the hallway via a glazed door. Front facing window. Display area housing electric fire. Please note that the fire is for visual effect and does not provide heat. Wooden flooring. Glazed door to kitchen.



Kitchen

3.20m x 2.90m

Rear facing window. Fitted with attractive base and wall units with complimentary splashback tiling. Countertops with sink and drainer inset. Integrated oven, hob,

extractor and dishwasher. The freestanding fridge freezer and washing machine will remain. Space is provided for a dining table and chairs. Concealed Logic gas central heating boiler.





Bedroom 1 **4.00m x 3.33m**
 Front facing window. Fitted wardrobes and built-in shelved cupboard. Fireplace surround to remain.



Bedroom 2 **4.31m x 2.75m**
 Rear facing window. Double bedroom. Wardrobe to remain.



Bedroom 3
 Rear facing window. Double bedroom. Fitted storage unit to remain.



Bathroom
 Rear facing window. Fitted with a corner shower enclosure, toilet, bath, and wash hand basin set within a storage unit with mirror above. Neutral coloured waterproof wall panelling. Ladder towel rail.



OUTSIDE
 To the front steps and a path lead to the front door. Raised lawn area to the side and rear of the property. Patio area to the rear. Summer house and two sheds to remain.





SERVICES

Mains electricity, gas, water & drainage.

ITEMS INCLUDED

All fitted floorcoverings, curtains, window blinds, and light fittings with the exception of the light fitting in bedroom 1. Washing machine and fridge freezer.

Council Tax

The property is currently registered as band A

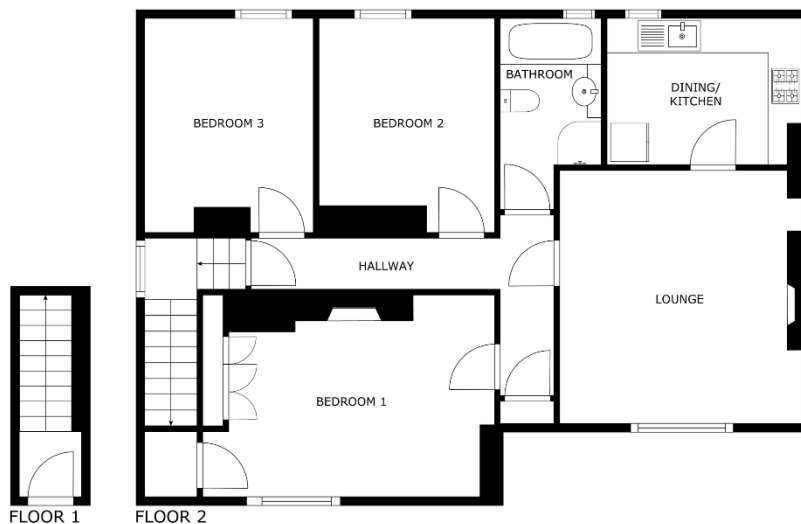
EPC Banding C

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.

The Property Shop, 2 Main Street, Turriff AB53 4AD (01888) 563777
 59 High Street, Turriff AB53 4EL (01888) 563773
 65 High Street, Banff AB45 1AN (01261) 818883
 42/44 East Church Street, Buckie AB56 1AB (01542) 833255
 35 Queen Street, Peterhead AB42 1TP (01779) 476351

38 Broad Street, Fraserburgh, AB43 9AH (01346) 514443
 21 Market Square, Oldmeldrum AB51 0AA (01651) 872314
 4 North Street, Mintlaw, AB42 5HH (01771) 622338
 25 Grant Street, Cullen, AB56 4RS Mon-Fri 1pm-4pm (01542) 840408
 17-19 Duke Street, Huntly, AB54 8DL (01466) 792331