

# STEWART & WATSON

your **complete** property & legal service

**10 WEST KINGSWELL PARK**  
*BANFF, AB45 1JT*



### *Mid Terrace Bungalow*

- Popular residential area close to town centre & shops
- Single storey home with D.G & electric heating.
- Entrance Vestibule, Hallway, Lounge
- Kitchen, Shower Room & Bedroom.
- Enclosed front & rear gardens. Garden Shed.

***Offers Over £69,000***

***Home Report Valuation £75,000***

**[www.stewartwatson.co.uk](http://www.stewartwatson.co.uk)**

## 10 WEST KINGSWELL PARK, BANFF, AB45 1JT

### TYPE OF PROPERTY

We offer for sale this mid terraced bungalow, which is situated within a popular residential area of the coastal town of Banff. The property is conveniently placed for the local shops with the town centre, supermarkets and amenities being available nearby. The property offers well appointed single storey accommodation and benefits from double-glazing and electric heating. The property has been freshly decorated in neutral tones, and any fitted floorcoverings, curtains, window blinds and light fittings will remain and are included in the price.

### ACCOMMODATION

#### Entrance Vestibule

2.73 m x 1.63 m

Enter through glass panelled exterior door into the vestibule. Front facing window. Glass panelled door to the hallway.



#### Hallway

Enter into the hallway which has doors to all of the accommodation. Recessed area with fitted shelving. Large walk in cupboard with fitted shelving, coat hooks, power points, light and the electric meter. Ceiling hatch with pull down ladder allowing access to the loft space.

#### Lounge

4.30 m x 3.71 m

Glass panelled door from the hallway. Large front facing window.



### **Kitchen**

**3.52 m x 2.11 m**

Glass panelled door from the hallway. Rear facing window overlooking the rear garden. Fitted with a selection of base and wall mounted units in a coloured finish with marble effect countertops. Sink and drainer unit with mixer tap. Glass panelled exterior door giving access to the rear garden. **The electric cooker, washing machine and fridge freezer are to be included in the sale.**



### **Bedroom**

**3.43 m x 3.11 m**

Double bedroom with rear facing window. Double built in wardrobe with fitted shelf and hanging rail.



## Shower Room

1.87 m x 1.67 m

Frosted, internal window into the vestibule. Fitted with a white suite comprising of toilet, wash-hand basin and corner shower cubicle. Wet wall panelling within the shower area and wall tiling in the remainder of the room



## OUTSIDE

An enclosed garden lies to the front of the property, which is mainly laid in grass, with some stone chip and shrub borders. A paved path allows access to the front door. The rear garden is enclosed and has been laid in stone chips for ease of maintenance. Rotary clothes dryer. Wooden garden shed.



## SERVICES

Mains water, electricity and drainage.

## ITEMS INCLUDED

All fitted carpets, curtains, blinds and light fittings are included in the sale. Electric cooker, washing machine and fridge freezer. Wooden garden shed.

## Council Tax

The property is currently registered as band A

## EPC Banding

EPC=E

## Viewing

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

**Email** [banff.property@stewartwatson.co.uk](mailto: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.**

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