

STEWART & WATSON

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6 LUSYLAW ROAD
BANFF, AB45 1EW



One Bedroom Semi Detached Bungalow

- Lounge & Kitchen
- 1 Bedroom with Built-in Storage
- Shower Room
- Electric Heating & Double Glazing
- Garden Mainly Laid with Stone Chips

Offers Over £79,000

Home Report Valuation £80,000

www.stewartwatson.co.uk

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TYPE OF PROPERTY

We are pleased offer for sale this one bedroom semi-detached bungalow set on a corner plot. The present owner has presented the property well and it has been tastefully decorated in neutral tones. The property comprises hallway with walk-in cupboard, lounge, kitchen, bedroom and shower room.

ACCOMMODATION

Hallway

Enter through an exterior door into the hallway. Walk-in cupboard housing the hot water tank. Doors to lounge, bedroom and shower room.

Lounge

4.09m x 3.69m

Front facing window. Electric fire set on a marble hearth with wooden surround. Door to kitchen.



Kitchen

4.01m x 1.93m

Rear facing window overlooking the garden. Fitted with a selection of base and wall mounted units incorporating

countertops with 1 ½ bowl sink and drainer with mixer tap. Space for washing machine. Integrated single oven, electric hob with extractor above.





Bedroom **3.54m x 3.13m**
Double bedroom with rear facing window. Built-in cupboard.



Shower Room **1.83m x 1.78m**
Fitted with a shower, toilet and wash hand basin.
Splashback wall panelling and ceramic tiling. Front facing window.



OUTSIDE
To the front of the property, the garden features a selection of shrubs and beds ready for planting.



SERVICES

Mains water, electricity, and drainage.

ITEMS INCLUDED

All fitted floorcoverings, curtains, window blinds and light fittings. Electric fire and fireplace in lounge.

Council Tax

The property is currently registered as band A

EPC Banding

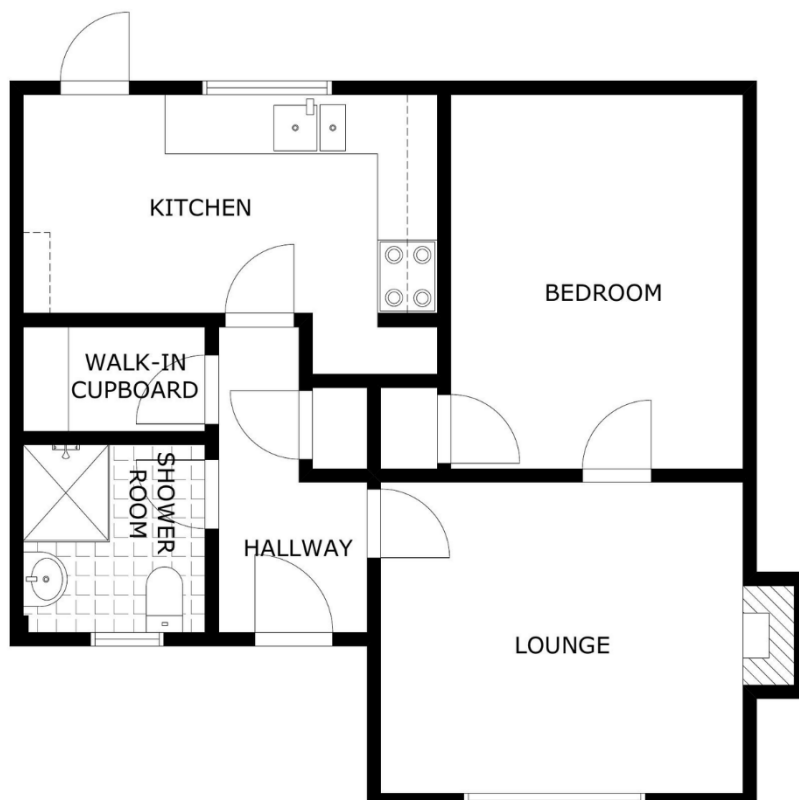
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Viewing

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

Email banff.property@stewartwatson.co.uk

Reference Banff/LAC



FLOOR 1

This floor plan is not to scale and is for illustrative purposes only.

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