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28 ADDISON CRESCENT

BANFF, AB45 1BS



Semi-Detached Dwellinghouse

- Popular residential area close to shops & schools
- D.G & mains gas C.H
- Hallway, Lounge, Fitted Kitchen,
- Bathroom & 2 Double Bedrooms.
- Enclosed front & rear gardens.

Offers Over £80,000

Home Report Valuation £90,000

www.stewartwatson.co.uk

28 ADDISON CRESCENT, BANFF, AB45 1BS

TYPE OF PROPERTY

We offer for sale this semi-detached dwellinghouse, which is situated within a popular residential area of the coastal town of Banff. The property is conveniently placed for the local shops, schools and leisure facilities. This home offers accommodation over two floors and benefits from double-glazing and mains gas central heating.

The property is to be sold as seen and no warranties will be given as to the working order of any of the services or appliances.

ACCOMMODATION

Entrance Hallway

Enter through glass panelled exterior door into the hallway which has door to the lounge. Purpose built double cupboard. The staircase allows access from this area to the first floor accommodation.



Lounge

4.12 m x 1.11 m

Glass panelled door from the hallway. Large front facing window. Feature fireplace with display areas, wooden mantle and wood burning stove. Glass panelled door to the dining kitchen.



Dining Kitchen

3.76 m x 2.28 m

Rear facing window overlooking the garden. Fitted with a selection of base and wall units with granite effect countertops. Wall mounted cabinet with glass display front. Shelved display area. Integrated electric hob, oven and extractor hood. Sink and drainer unit with mixer tap. Splashback wall tiling. Fitted table. Glass panelled door to the rear vestibule.



Rear Vestibule

Glass panelled exterior door giving access to the side of the property. Built-in under stairs cupboard. Built-in cupboard with fitted shelving and the gas central heating boiler.

Staircase

Staircase with wooden banister allows access from the entrance hallway to the first floor accommodation. The first floor landing has a side facing window, doors to the bathroom and both bedrooms.

Bathroom

2.01 m x 1.89 m

Rear facing window. Fitted with a white suite comprising of toilet, wash hand basin and bath with shower fitment above. Splashback wall tiling.



Bedroom 1 **4.13 m x 3.62 m**
Double size bedroom with large front facing window. Built in cupboard.



Bedroom 2 **3.42 m x 3.04 m**
Double size bedroom with rear facing window. Ceiling hatch allowing access to the loft space.



OUTSIDE

Enclosed garden areas to the front, side and rear of the property. The front garden has been laid in paving and stone chips with some flower beds. A gate at the side of the property gives access via a paved path between the front

and rear gardens. The rear garden is enclosed and mainly laid in paving.



SERVICES

Mains water, electricity, gas and drainage.

ITEMS INCLUDED

The property is to be sold as seen and no warranties will be given as to the working order of any of the services or appliances.

Council Tax

The property is currently registered as band A

EPC Banding EPC=D

Viewing

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

Email 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.

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