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**SEA THORN, BAYVIEW CRESCENT
BANFF, AB45 1EH**



Detached Bungalow

- Popular residential cul-de-sac close to town centre
- Single storey home with full D.G & gas C.H
- Vestibule, Hallway, Lounge, Dining Kitchen
- Wet Room & 2 Double Bedrooms.
- Enclosed rear garden. Garage, Store & Driveway.

Offers Over £165,000
Home Report Valuation £165,000

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TYPE OF PROPERTY

We offer for sale this traditional, detached bungalow, which is situated within a popular residential cul-de-sac in the popular coastal town of Banff. Sea Thorn is conveniently placed for the town centre shops, supermarkets, medical and leisure facilities. Lovely views towards Banff Bay and the neighbouring town of Macduff can be appreciated from the rear facing windows. This home offers spacious, well-appointed accommodation on one level and benefits from full UPVC double-glazed windows and exterior doors and mains gas central heating. This bungalow has been freshly decorated in neutral tones and all fitted floorcoverings, any curtains, window blinds and light fittings will remain and are included in the price.

ACCOMMODATION**Vestibule**

Enter through glass panelled exterior door into the vestibule. Purpose built cupboard housing the electric meter. Glass panelled door to the hallway.

Hallway

Enter into the hallway which allows access to all of the accommodation. Ceiling hatch allowing access to the loft space.

**Lounge****5.04 m x 3.72 m**

Spacious room with large front facing bay window.

**Dining Kitchen****3.54 m x 3.16 m**

Large rear facing window giving views over the rear garden towards Macduff. Fitted with a modern selection of base and wall mounted units with slate effect countertops and mid-wall panelling. Integrated electric hob, double oven and extractor hood. Sink and drainer unit with mixer tap. Double built-in cupboard with fitted shelf and gas central heating boiler. Glass panelled exterior door giving access to the side of the property.



Bedroom 1**3.72 m x 2.94 m**

Double size bedroom with front facing window. Double built-in wardrobe with fitted shelf and hanging rail.

**Wet Room****2.77 m x 1.66 m**

Rear facing window. Fitted with a white toilet and wash-hand basin. Accessible shower area with non-slip flooring. Wetwall panelling.

**Bedroom 2****4.01 m x 2.81 m**

Double size bedroom with rear facing window giving fine views over the rear garden towards Macduff. Double built-in wardrobe with fitted shelf and hanging rail.

**OUTSIDE**

Sea Thorn occupies a generous size site. At the front a tarred driveway allows access to the garage and provides off road parking spaces for numerous vehicles. Area laid in grass with mature shrub borders. A paved path at the side of the property, allows access via a wooden gate to the generous size rear garden. The rear garden is enclosed and mainly laid in grass. Clothes drying poles.

Garage

Block built garage with up and over door allowing car access from the driveway. Wooden door allowing access to the rear garden. Power and light.

Garden Store

Located at the rear of the property is a useful garden store.





SERVICES

Mains water, electricity, gas and drainage.

ITEMS INCLUDED

All fitted floorcoverings, any curtains, window blinds and light fittings. The integrated kitchen appliances.

Council Tax

The property is currently registered as band C

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/



FLOOR 1

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 lessees must satisfy themselves by inspection or otherwise, as to the accuracy of each of the statements contained in these particulars.

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