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**MERCHISTON, 17 BELLEVUE ROAD,
BANFF, AB45 1BJ**



Spacious 5 Bed Detached Family Home with Single Garage & Extensive Rear Garden

- Lounge, Sitting Room, Dining Room & Dining Kitchen
- 5 Bedrooms (1 with in-room facilities), Family Bathroom & WC
- Traditional features including pitch pine woodwork & gas central heating
- Single garage & stone chipped driveway providing off street parking
- Front & extensive rear garden with shed & woodstore

Offers over £390,000

Home Report Valuation £390,000

www.stewartwatson.co.uk

TYPE OF PROPERTY

We are delighted to offer for sale this spacious 5 bed detached family home which is situated in a much sought after area of the coastal town of Banff. Merchiston benefits from gas central heating, single garage, stone chipped driveway, front and extensive rear garden with shed and woodstore. The property has also retained some original features including pitch pine doors and woodwork, cornice detailing, fireplaces within many rooms and the staircase with wooden spindles.

The accommodation comprises of an entrance vestibule, hallway, lounge, dining room, inner hallway, dining kitchen, rear vestibule, utility room, store room, wc, sitting room, 5 bedrooms (1 with in-room facilities) and a family bathroom.

ACCOMMODATION

Entrance Vestibule

Exterior door into the entrance vestibule with further glazed door leading into the hallway.

Hallway

Spacious carpeted hallway which gives access to the lounge, dining room, staircase and inner hallway.



Lounge (21'2" x 14'6" / 6.45m x 4.44m)

Triple front facing bay window with pitch pine woodwork and fitted carpet. Feature fireplace with tiled hearth and wooden surround. Recessed archway and shelved cupboard.



Dining Room (18'5" x 14'2" / 5.60m x 4.33m)

Triple front facing bay window with pitch pine woodwork, side facing window and fitted carpet. Feature fireplace with tiled hearth and wooden surround. Alcove with cupboard below which houses the electric meter and fuse box. **Please note that a new fuse box has been installed in August 2025.**



Inner Hallway

Fitted carpet with understairs walk in cupboard and linen cupboard. Gives access to the dining kitchen, bedroom 5 and sitting room.

Dining Kitchen (14'6" x 12'3" / 4.43m x 3.72m)

Fitted with a selection of base and wall units with contrasting granite style worktops which integrates the Belfast sink with mixer tap, range cooker with chimney style hood above and dishwasher. Space for American style fridge freezer. Island with seating, granite style worktop and cupboards. Side facing window and door to rear vestibule.



Rear Vestibule

Access to the utility room, wc and door to garden.

Utility Room (10'5" x 8'3" / 3.18m x 2.52m)

With base units integrating the stainless steel sink and drainer with mixer tap. Space for white goods. Storage cupboard housing the central heating boiler – **please note the new boiler was installed in October 2024.** Rear facing window and door to store room.



Store Room (7'11" x 5'2" / 2.42m x 1.59m)

Velux window.

WC (5' x 3'5" / 1.52m x 1.05)

With wc and wash hand basin. Rear facing opaque window.



Sitting Room (12'7" x 9'4" / 3.83m x 2.85m)

Multi fuel burning stove set in a granite stone fireplace. Fitted carpet and side facing window.



Bedroom 5 (13'2" x 10'5" / 4m x 3.17m)

Fitted carpet and side and rear facing windows. A huge benefit to this bedroom is the in-room facilities which comprises of a shower cubicle and wash hand basin.



Staircase

The traditional staircase with wooden banister and spindles allows access to the first floor accommodation. The first floor landing gives access to all 4 bedrooms and family bathroom. Fitted carpet.



Master Bedroom (17'6" x 14'2" / 5.33m x 4.32m)

Double front facing window and fitted carpet. Feature fireplace with tiled insert and hearth. Built in storage cupboard.



Bedroom 2 (14'1" x 13'3" / 4.30m x 4.03m)

Double front facing window and fitted carpet. Feature fireplace with tiled inset and hearth. Built in storage cupboard.



Bedroom 3 (13'5" x 13'5" / 4.09m x 4.09m)

Side facing window and fitted carpet. Feature fireplace with tiled inset and hearth, Built in storage cupboard.



Bedroom 4 (12' x 8'7" / 3.65m x 2.63m)

Double front facing window and fitted carpet.



Bathroom (9'11" x 8'10" / 3.03m x 2.69m)

Fitted with a 4-piece white suite comprising of a wc, wash hand basin, bath and separate shower cubicle. Two side facing opaque windows.



OUTSIDE

To the front of the property double gates with a stone chipped driveway provides off street parking and leads to the **SINGLE GARAGE (18'10" x 9'10" / 5.75m x 3m)** which has an up and over door, power and light. There is also a grass area with established shrubs and bushes. The extensive rear garden is mainly laid in grass with established plants, shrubs and trees. **GARDEN SHED (15' x 8' / 4.57m x 2.44m)**. There is also a concrete drive in the rear garden with double gate access.





SERVICES

Mains electricity, gas, water and drainage.

ITEMS INCLUDED

All the usual heritable fittings and fixtures are included.

Council Tax Band

F

EPC Band

E

Entry

By arrangement.

Viewing

By contacting our Banff Office on 01261 818 883.

Email: banff.property@stewartwatson.co.uk

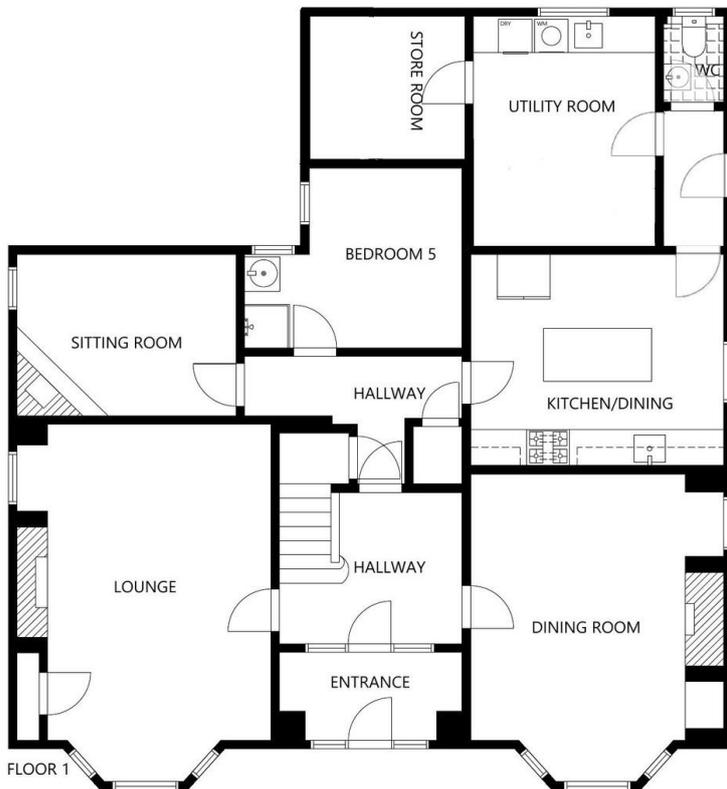
Offers

All offers should be submitted in writing to our Banff office.

LOCATION

The town of Banff has a population of approx. 4,000 people and offers good amenities including Primary and Secondary Schools, range of local shops, Deveron Community and Sports Centre, Duff House Royal Golf Club and Banff Links Caravan Park and Beach.

Reference FP/BANFF/L25



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

FREE VALUATION – We are pleased to offer a free and without obligation, valuation of your property.
Contact Property Department at any of our offices.

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

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