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7 VICTORIA PLACE
BANFF, AB45 1EL



Traditional Semi-Detached Dwellinghouse

- Popular area close to shops & schools in coastal town.
- Full D.G & mains gas C.H
- Hallway, Lounge, Fitted Dining Kitchen
- Bathroom & possible 4 Bedrooms.
- Large enclosed rear garden. Garage.

Offers Over £115,000
Home Report Valuation £115,000

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TYPE OF PROPERTY

We offer for sale this traditional, semi-detached dwellinghouse, which is situated within a residential area in the busy coastal town of Banff. The property is conveniently placed for the local shops, schools, medical centre and leisure facilities. Lovely sea views can be appreciated from the rear facing first floor windows. This property offers accommodation over two floors and benefits from double-glazing and mains gas central heating. A modern selection of units have been fitted to the dining kitchen and a white suite fitted in the bathroom but the property would be enhanced by some further modernisation and redecoration. All fitted floorcoverings, curtains, window blinds and light fittings within the property will remain and are included in the price.

ACCOMMODATION

Hallway

Enter through glass panelled exterior door into the hallway, which has doors leading to lounge, sitting room/bedroom 4 and bathroom. Built-in cupboard with fitted shelving. The staircase allows access from this area to the first floor accommodation.

Lounge

4.79 m x 3.58 m

Front facing window with double cupboard below housing electric meter. Brick fire surround with tiled hearth. Recessed display alcove with fitted shelving. Doorway to the dining kitchen.



Dining Kitchen

3.78 m x 3.17 m

Double aspect room with side and rear facing windows. Fitted with a modern selection of base and wall units in a beech effect finish granite effect countertops and mid-wall

panelling. Integrated electric hob, oven and extractor hood. Glass panelled exterior door giving access to the rear garden.



Sitting Room/Bedroom 4

4.82 m x 3.17

Front facing window. Most recently used as an additional public room but providing space for use as a ground floor double bedroom if required. Double built in cupboard with sliding doors providing excellent storage and additional understairs storage.



Bathroom

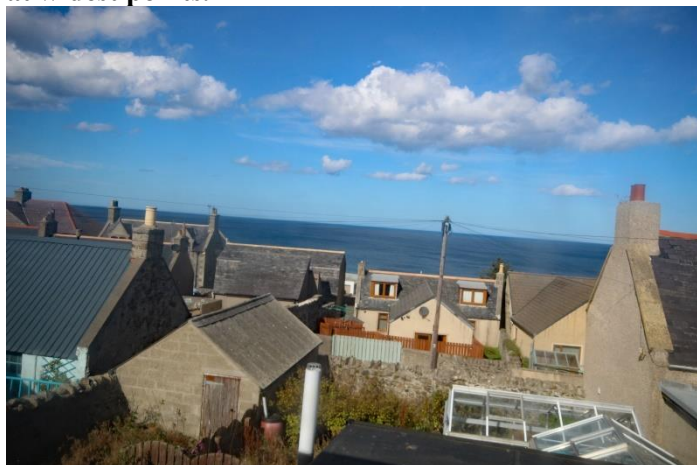
3.04 m x 1.85 m

Rear facing window. Fitted with a white suite comprising of toilet, wash-hand basin and bath with shower fitment above. Full wet wall panelling. Fitted furniture in a white gloss finish providing a modern drawer unit below the wash-hand basin and enclosing the cistern.



Staircase

A carpeted staircase and banister allows access from the entrance hallway to the first floor accommodation. The first floor landing has doors to the 3 bedrooms. Rear facing window giving sea views. **The first floor accommodation has some coombed ceilings and measurements are given at widest points.**



Bedroom 1

4.00 m x 3.01 m

Double size bedroom with rear facing window. Double built in wardrobe with sliding doors, fitted shelving and hanging rail.



Bedroom 2

4.03 m x 2.87 m

Double size bedroom with rear facing window. Two built in cupboards, one housing the hot water cylinder. Built-in

wardrobe with fitted shelving, hanging rail and access to the eaves.



Bedroom 3 **2.64 m x 1.84 m**
Single or child's bedroom/office. Front facing Velux style roof window.



OUTSIDE

A generous size garden lies to the rear of the property. The garden is presently unkempt and overgrown. The rear garden is enclosed and is stocked with a variety of shrubs and plantings. Outside light and water tap. Two greenhouses.



Garage

Detached block built garage with up and over door allowing car access from the rear lane. Wooden side door from the rear garden.



SERVICES

Mains water, electricity, gas and drainage.

ITEMS INCLUDED

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

Council Tax

The property is currently registered as band B

EPC Banding

EPC=D

Viewing

By appointment only which can be arranged by contacting our Buckie Office on 01542 833255

Email buckie.property@stewartwatson.co.uk

Reference Buckie/CF

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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