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28 CLUNIE STREET
BANFF, AB45 1HY



Traditional Detached Dwellinghouse

- Residential area close to town centre
- D.G & mains gas C.H
- Hallway, Lounge, Dining Kitchen
- Bathroom & 3 Bedrooms.
- Enclosed rear garden with outbuildings.

Offers Over £98,000

Home Report Valuation £100,000

www.stewartwatson.co.uk

28 CLUNIE STREET, BANFF, AB45 1HY

TYPE OF PROPERTY

We offer for sale this traditional, detached dwellinghouse which is situated in a popular area of the coastal town of Banff. The property is close to the marina, medical centre and Hospital and is conveniently placed for the town centre shops and amenities. This home offers spacious, well-appointed accommodation over two floors and benefits from partial double-glazing and mains gas central heating. The property would be enhanced by some upgrading, modernisation and redecoration. Any fitted floorcoverings, curtains, window blinds and light fittings within the property will remain.

ACCOMMODATION

Hallway

Enter through glass panelled exterior door into the hallway, which has doors to the lounge, bathroom and bedroom 3. The staircase allows access to the first floor accommodation.

Lounge

5.57 m x 3.26 m

Glass panelled door from the hallway. A spacious room with large front facing window. Fire surround and hearth with coal effect electric fire. Recessed alcove with fitted book/display shelving. Built-in understairs cupboard. Glass panelled door with steps down to the dining kitchen.



Dining Kitchen

4.38 m x 2.32 m

Rear facing window and rear facing skylight roof window. Fitted with a selection of base and wall mounted units in a medium oak effect finish with granite effect countertops. Wall mounted cupboard with glass display front. Integrated

electric hob, double oven, microwave and extractor hood. Sink and drainer unit with mixer tap. Splashback wall tiling. Glass panelled exterior door giving access to the rear garden.





Bedroom 3 **3.46 m x 3.13 m**
 Ground floor, double size bedroom with front facing window. Recessed display alcove with double cupboard below housing the electric meter and fuse box.

Bathroom **2.87 m x 2.62 m**
 Rear facing window. Fitted with a white suite comprising of toilet, wash-hand basin, bath and separate shower cubicle. Fitted furniture providing useful storage. Double fitted cupboard with airing shelving. Wall tiling to dado height and full height within the shower area.



Staircase
 A carpeted staircase allows access from the hallway to the first floor accommodation. The first floor landing has doors

to bedroom 1 and bedroom 2. Ceiling hatch allowing access to the loft space. **The first floor accommodation has some coombed ceilings and measurements are given at widest points.**

Bedroom 1 **4.22 m x 3.64 m**
 Double size bedroom with front facing window. Fitted furniture comprising of triple wardrobe with sliding doors and 3 double cupboards providing useful storage. Built-in cupboard with hanging rail.



Bedroom 2 **4.12 m x 3.10 m**
 Double size bedroom with front facing window. Fitted cupboard concealing the gas central heating boiler. Access to the eaves storage.



OUTSIDE

A good size garden lies to the rear of the property which is enclosed. The garden has an area laid in grass with mature shrub and flower borders. Outside light.

Outbuildings

Workshop with attached potting shed with windows giving views over the rear garden. Garden store (former outside toilet). Wooden garden shed.



SERVICES

Mains water, electricity, gas and drainage.

ITEMS INCLUDED

Any fitted floorcoverings, curtains, window blinds and light fittings within the property will remain. The integrated kitchen appliances. Wooden garden shed.

Council Tax

The property is currently registered as band B

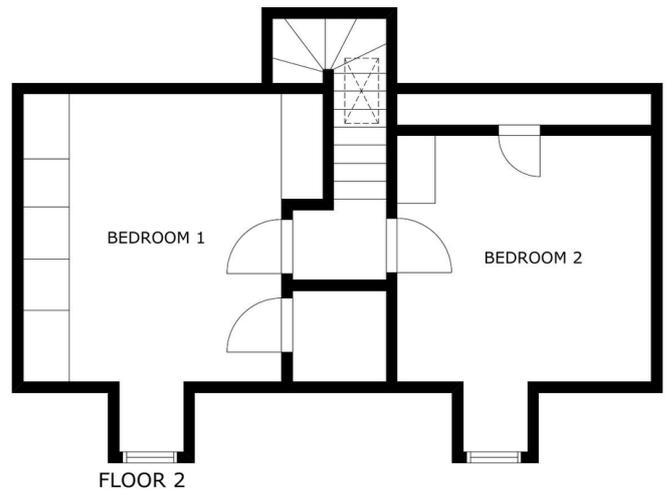
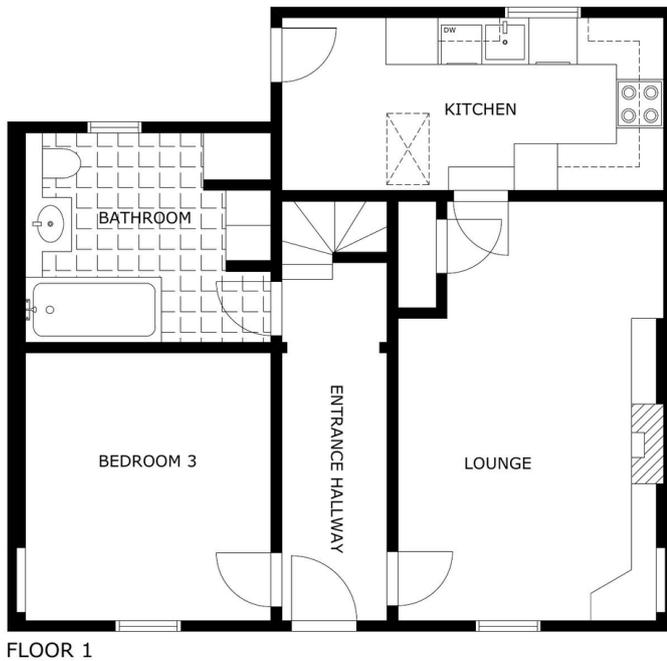
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Viewing

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

Email banff.property@stewartwatson.co.uk

Reference Banff/



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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