

# STEWART & WATSON

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**36A BRIDGE STREET**  
*BANFF, AB45 1HB*



### *Spacious Ground Floor Apartment*

- Modern building close to town centre & shops
- Move-in condition. Full D.G & mains gas C.H
- Hallway, Large Lounge, Fitted Dining Kitchen
- Bathroom & 2 Double Bedrooms.
- Communal access pend & courtyard

***Offers Over £85,000***

***Home Report Valuation £85,000***

**[www.stewartwatson.co.uk](http://www.stewartwatson.co.uk)**

## 36A BRIDGE STREET, BANFF AB45 1HB

### TYPE OF PROPERTY

We offer for sale this attractive flat which forms the ground floor of a modern, mid terrace property. The property is located on the lower part of the coastal town of Banff and is conveniently placed for the local shops, supermarkets and amenities. This impressive flatted dwellinghouse offers spacious, well appointed single storey accommodation and benefits from full double-glazing and mains gas central heating. The present owners have presented the property well, it has been tastefully decorated in fresh neutral tones. All fitted floorcoverings, curtains, window blinds and light fittings are to be included in the price.

**The property is presently fully furnished and all items of furniture, furnishings and appliances can be made available for sale by separate negotiation.**

### ACCOMMODATION

A pend allows access from Bridge Street to the rear of the building. The door to 36a is located at the rear on the ground floor.



### Hallway

Enter through glass panelled exterior door into the hallway, which has doors to the lounge and bedroom 1. Built-in cupboard housing the electric meter and gas central heating boiler.



### Bedroom 1

**4.68 m x 3.12 m**

Spacious, double size bedroom with rear facing window. Double built-in wardrobe with fitted shelf and hanging rail.

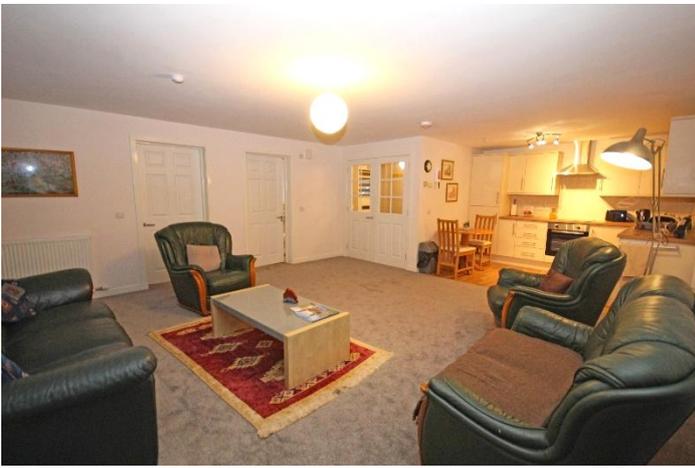


### Lounge

**5.52 m x 5.37 m**

Double, glass panelled doors from the hallway. A spacious

room with 2 front facing windows. Open plan to the dining kitchen. Doors to the bathroom and bedroom 2.



**Dining Kitchen**

**3.24 m x 2.38 m**

Fitted with a modern selection of base and wall mounted units in a cream-coloured finish with wood effect

countertops. Integrated electric hob, oven, extractor hood, dishwasher, washer dryer and fridge freezer. Sink and drainer unit with mixer tap. Splashback wall tiling.



## Bedroom 2

3.22 m x 2.98 m

Double size bedroom with front facing window.



## Bathroom

2.90 m x 1.97 m

Rear facing window. Fitted with a white suite comprising of toilet, wash-hand basin and bath with shower fitment above. Wetwall panelling within the bath/shower area.



## OUTSIDE

Entry pend and paved courtyard area to the rear of the building allowing access and providing bin storage.

## SERVICES

Mains water, electricity, gas and drainage.

## ITEMS INCLUDED

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

## N.B

**The property is presently fully furnished and all items of furniture, furnishings and appliances can be made available for sale by separate negotiation.**

## Council Tax

The property is currently registered as band A

## EPC Banding

EPC=B

## Viewing

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

**Email** [banff.property@stewartwatson.co.uk](mailto: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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