

STEWART & WATSON

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19 BOYNDIE STREET WEST
BANFF, AB45 1EY



Self-Contained Ground Floor Flat

- Within easy reach of town centre
- Hallway, lounge, kitchen, bedroom, bathroom
- Gas Fired Central Heating & Double Glazing
- Self-contained with front & rear doors
- Gardens to front and rear

Offers Over £49,000

Home Report Valuation £50,000

www.stewartwatson.co.uk

TYPE OF PROPERTY

Located within an established residential area, this one-bedroom self-contained flat is within easy reach of the town centre. Benefiting from a front garden stocked with shrubs, and a patio to the rear, this property may be ideal for those looking for accommodation all on the ground floor. The property comprises, vestibule, hallway, lounge, bathroom, kitchen and bedroom.

ACCOMMODATION

Vestibule

Entered via an exterior door. Door to hallway. Cupboard housing electric meter and fuse box.

Hallway

Doors leading to lounge, kitchen and bathroom.

Lounge

4.90m x 4.20m

Measurements taken at widest points.

Bay window to the front. Shelved display alcove. Tiled fireplace.



Bathroom

2.70m x 2.10m

Rear facing window. Fitted with toilet, wash hand basin and bath with shower over the bath and curtain alongside.



Kitchen

3.20m x 2.70m

Measurements taken at widest points.

Exterior door with glazed panel leading to the rear garden.

Fitted with base and wall units incorporating countertops

with sink and drainer inset. Space for washing machine and fridge. Oven, hob and extractor.



Bedroom

2.50m x 2.30m

Rear facing window. Fitted cupboard.



OUTSIDE

To the front there is a garden stocked with shrubs.

Shared path to the front door. The rear garden is accessed

from steps at the kitchen door down to a paved patio area as well as a shared path from the front. Area to the rear for shed.



ITEMS INCLUDED

All fitted floorcoverings, window blinds and light fittings.

Council Tax

The property is currently registered as band A

EPC Banding

EPC=D

Viewing

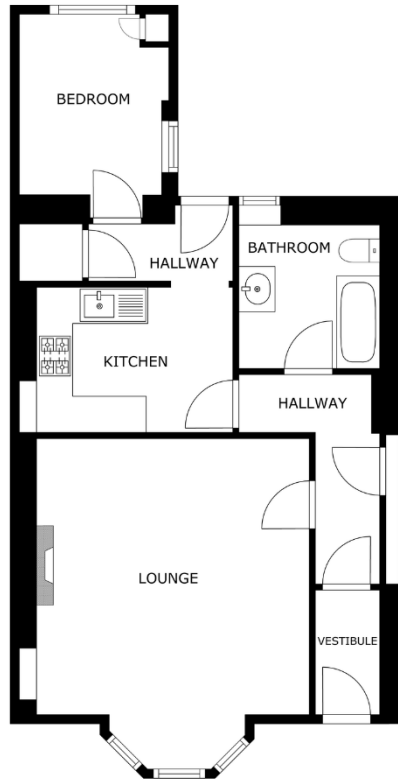
By appointment only which can be arranged by contacting our Banff Office on 01261 818883

Email banff.property@stewartwatson.co.uk

Reference Banff/LAC

SERVICES

Mains water, drainage, electricity and gas.



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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