



your **complete** property & legal service

**21 CLUNIE STREET
BANFF AB45 1HY**



Three Bedroom Linked Detached Bungalow with Single Garage in popular location

- Lounge & Dining Kitchen
- Three Bedrooms
- DG & Gas CH
- Courtyard To Rear
- Ideal For First Time Buyer

Offers Over £97,000

Home Report Valuation £100,000

www.stewartwatson.co.uk

TYPE OF PROPERTY

Situated in a popular area of the coastal town of Banff, conveniently placed for local amenities, hospital and the harbour, we offer for sale, this Three Bedroom Linked Detached Dwellinghouse. The property would represent an ideal purchase for the first time buyer and being on one level may also appeal to those looking at downsizing. Amongst its added features, the property benefits from Double Glazing and Gas Central Heating and the accommodation comprises of Hallway, Lounge, Dining Kitchen, Three Bedrooms and Shower Room. Outside there is a garage incorporating a shed. Courtyard located to the rear.

ACCOMMODATION

Entrance Vestibule

The property is entered via a half glazed front door which opens into the vestibule leading to the hallway. Vinyl flooring.

Hallway

The hallway provides access to all accommodation within the property. With telephone point, storage cupboard, central heating radiator and fitted carpet.

Lounge

16'4" x 11'1"
(4.9 x 3.3m)

The lounge is found at the end of the hallway with a front facing window. Two telephone points, two central heating radiators, fitted carpet and cupboard housing the fuse box.



Kitchen

14'7" x 8'9"
(4.4m x 2.7m)

The kitchen is fitted with a range of base and eye level units, incorporating a stainless steel sink, splashback and coordinating work surfaces. Slot in gas cooker. The units also provide space for a washing machine to be added in. Telephone point, central heating radiator and vinyl flooring. Exterior door to the rear courtyard.



Bathroom

Fitted with a white suite comprising w.c., wash hand basin and bath with shower above. Ladder style radiator and vinyl flooring.



Bedroom 1

10'2" x 9'4"
(3.1m x 2.8 m)

With front facing window, single door wardrobe incorporating hanging rail. Central heating radiator and fitted carpet.



Bedroom 2

11'3" x 8'2"
(3.4m x 2.4m)

Second bedroom with window looking in to the rear courtyard. Wardrobes incorporating hanging rail. Television point, central heating radiator and fitted carpet.



Bedroom 3

12'5" x 9'9"
(3.8m x 3.0m)

Located to the front of the property, this room benefits from a built in wardrobe incorporating hanging rail. Telephone point, central heating radiator and fitted carpet.



OUTSIDE

There is a single garage which incorporates a shed. Lane to the side leads to the enclosed courtyard.

SERVICES

Mains electricity, water, drainage and gas central heating

ITEMS INCLUDED

The usual heritable fixtures and fittings are included. All floor coverings, light fittings, curtains and blinds will remain.

Council Tax Band

D

EPC Band

D

Entry

By arrangement

Viewing

By contacting our Banff Office on 01261 818883 to arrange an appointment.

Email

banff.property@stewartwatson.co.uk

Offers

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

Reference

Banff/NP/I26

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

The Property Shop, 2 Main Street, Turriff AB53 4AD	(01888) 563777	38 Broad Street, Fraserburgh, AB43 9AH	(01346) 514443
59 High Street, Turriff AB53 4EL	(01888) 563773	21 Market Square, Oldmeldrum AB51 0AA	(01651) 872314
65 High Street, Banff AB45 1AN	(01261) 818883	4 North Street, Mintlaw, AB42 5HH	(01771) 622338
42/44 East Church Street, Buckie AB56 1AB	(01542) 833255	25 Grant Street, Cullen, AB56 4RS Mon-Fri 1pm-4pm	(01542) 840408
35 Queen Street, Peterhead AB42 1TP	(01779) 476351	17-19 Duke Street, Huntly, AB54 8DL	(01466) 792331