

STEWART & WATSON

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STONEYHILL
ALVAH, BANFF, AB45 3DH



Detached Dwellinghouse set in approximately 6 acres

- Beautiful country setting within driving distance of Banff
- Lounge with multifuel stove. Hand crafted kitchen.
- Three double bedrooms. Bathroom with separate shower
- Country views. Extensive outbuildings. Pond.
- Great potential for a variety of uses

Offers Over £304,000
Home Report Valuation £305,000

www.stewartwatson.co.uk

STONEYHILL, ALVAH, BANFF, AB45 3DA

TYPE OF PROPERTY

We are delighted to offer for sale, this detached dwellinghouse set within approximately 6 acres including grazing land, extensive outbuildings and pond. Enjoying a country setting within five miles of Banff, the property offers great potential for a variety of uses, given the appropriate Local Authority consents. The accommodation comprises boot room, lounge, kitchen, front hall, ground floor bedroom, bathroom, stairs to upper floor, two bedrooms and laundry room.

ACCOMMODATION

Boot room

Exterior door and rear facing window. Coat hooks. Tiled floor. Large cupboard housing the fired boiler and hot water tank. Door to lounge.



Lounge

4.43m x 3.62m

Featuring an exposed stone wall with multi-fuel burner inset on a slate hearth. Front facing window. Door to front hallway. Open plan with kitchen.



Kitchen

2.83m x 2.60m

Handmade, bespoke timber kitchen with substantial wooden countertops incorporating a Belfast sink. Space for fridge. Cookmaster range style cooker to remain. Rear facing window.



Front hall

Exterior door to front garden. Doors to lounge, bedroom and bathroom. Stairs to upper floor.

Bathroom **3.57m x 1.97m**

Fitted with a freestanding bath including shower fitment at the taps, separate shower enclosure, toilet together with a wash hand basin which is fitted within a storage unit. Rear facing window.



Bedroom **4.58m x 3.74m**

Double bedroom with space for bedroom furniture. Shelved alcove. Front and side facing windows.



Staircase

The upper floor benefits from a large built-in cupboard. Velux window.

Bedroom **4.00m x 3.98m**

Double bedroom with front facing window.



Bedroom **3.96m x 3.55m**

Double bedroom with front facing window.

Laundry Room **4.56m x 1.62m**

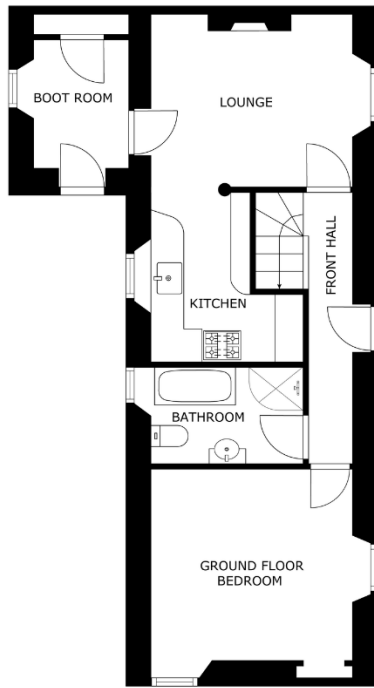
Rear facing Velux window. Plumbing for washing machine. Space for tumble dryer and freestanding airers.

OUTSIDE

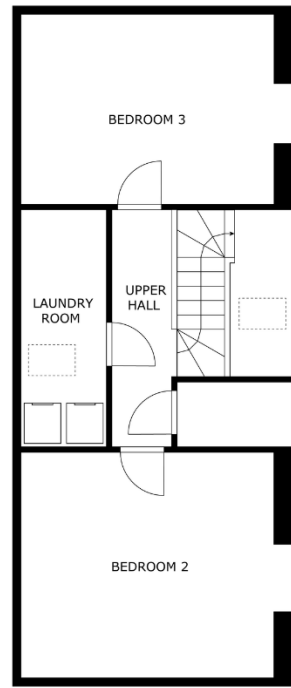
The property is set within approximately 6 acres of land consisting of grazing, yard areas and outbuildings. A pond is located to the front of the house. Right of access track from A97 road.







FLOOR 1



FLOOR 2

SERVICES

Mains electricity.

ITEMS INCLUDED

All fitted floor coverings, light fittings, and curtains.

Council Tax

The property is currently registered as band C.

EPC Banding

EPC=F

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

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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|--|----------------|---|----------------|
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