

# STEWART & WATSON

your **complete** property & legal service

**FLAT 4, FIFE HOUSE, LOW STREET**  
*BANFF, AB45 1AB*



## *Ground Floor Flat*

- Central location in coastal town
- Electric heating.
- Communal Entrance. Vestibule, Hallway
- Spacious Lounge, Kitchen, Bathroom & Bedroom
- All furniture and appliances included.

***Offers Over £37,500***

***Home Report Valuation £45,000***

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

## FLAT 4, FIFE HOUSE, LOW STREET, BANFF, AB45 1AB

### TYPE OF PROPERTY

We offer for sale this spacious flat which forms part of the ground floor floor of an impressive grade A listed building. The property is located centrally in the coastal town of Banff and is conveniently placed for the town centre shops, supermarkets and amenities. The flat benefits from electric heating.

**The property will be sold as seen, it is fully furnished and all items of furniture, furnishings and appliances will remain and are included in the price.**

### ACCOMMODATION

#### Communal Entrance

Enter through substantial wooden exterior door into an impressive communal entrance area. Steps lead up to a raised landing area, the door to number 4 is straight ahead. Wooden door into the vestibule.



#### Vestibule

Enter into the vestibule. Glass panelled door to the hallway.

#### Hallway

Enter into the hallway, which has doors to all of the accommodation. Built-in with fitted airing shelving and the hot water cylinder. Purpose built cupboard housing the electric meter and fuse box.



#### Lounge

4.66 m x 4.12 m

A spacious lounge/dining room with large side facing window. Wooden fireplace with electric fire.





**Kitchen** **3.00 m x 2.36 m**  
Large rear facing window. Fitted with a selection of base and wall mounted units with marble effect countertops. Sink and drainer unit. **Electric cooker, washing machine, fridge freezer, tumble dryer and microwave.**



## Bedroom

3.60 m x 3.20 m

Spacious double size bedroom with large rear facing window. Wall to wall built in wardrobe with sliding doors, fitted shelving and hanging rail.



## Bathroom

2.80 m x 2.12 m

Large rear facing window. Fitted with toilet, wash hand basin and bath shower fitment above. Splashback wall tiling.



## SERVICES

Mains electricity, water and drainage.

## ITEMS INCLUDED

All fitted floorcoverings, curtains, window blinds and light fittings. The property will be sold as seen, it is fully furnished and all items of furniture, furnishings and appliances will remain and are included in the price.

## Council Tax

The property is currently registered as band B

**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](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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