

STEWART & WATSON

your **complete** property & legal service

**1 MACDONALD ROAD,
BANFF, AB45 1FU**



Semi-Detached Home with Sea Views

- Semi Detached home close to local amenities and the beach
- Lounge, Kitchen/Dining/Family Area, WC
- 3 Bedrooms and Bathroom
- Double Glazing and Gas Central Heating
- Off-Street Parking and Enclosed Garden

Fixed Price £182,500

Home Report Valuation £190,000

www.stewartwatson.co.uk

TYPE OF PROPERTY

We are pleased to offer this modern semi-detached home, which was built in 2020, and is situated in the coastal town of Banff. The accommodation comprises lounge, dining/kitchen/family area, and WC on the ground floor and 3 bedrooms and bathroom on the first floor.

The property benefits from double glazing and gas central heating and is in move in condition.

There is off-street parking and enclosed rear garden.

The front of the property benefits from stunning sea views over Banff Links.

ACCOMMODATION

Entrance

The front door leads into the entrance. The entrance gives access to the hallway and the WC.



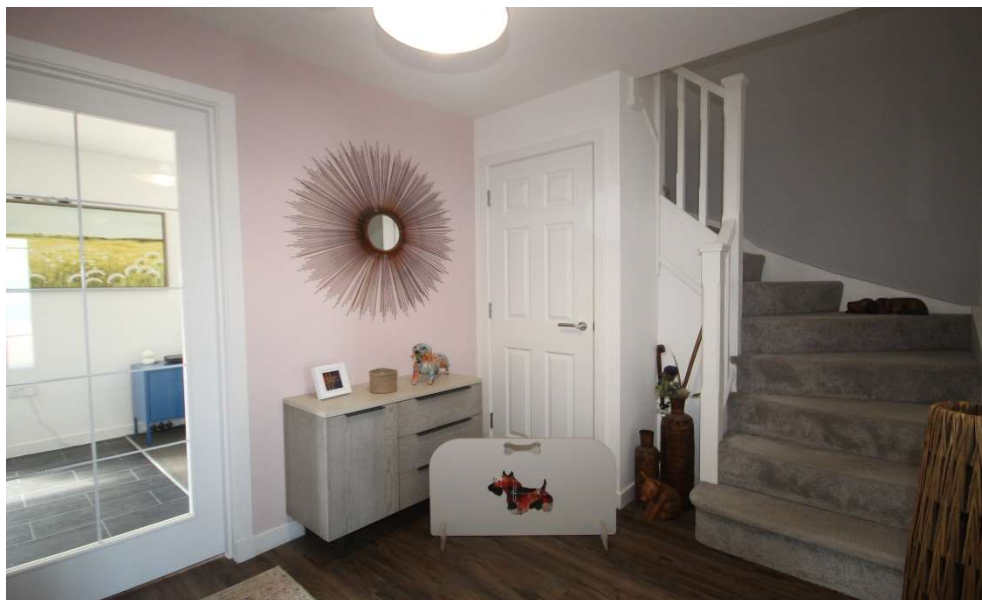
WC

2.38 X 1.73

Front facing frosted glazed window. Fitted with a white 2 piece suite comprising WC and wash hand basin. Built-in cupboard.

Hallway

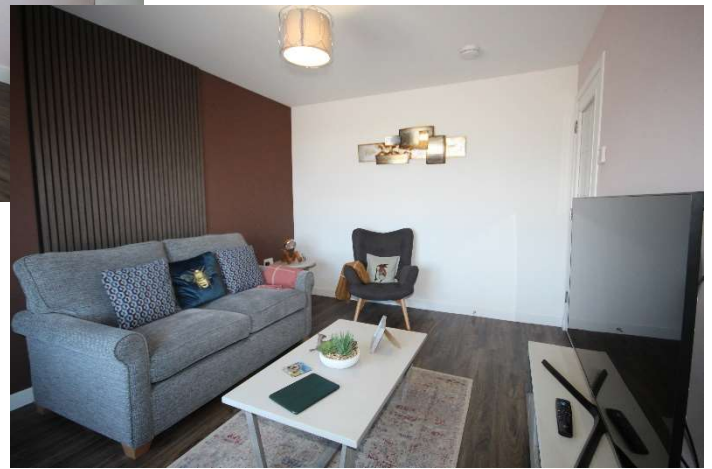
The hallway gives access to the lounge, kitchen/dining/family area and the staircase. The built-in walk-in cupboard houses the electric meter and the fuse box.



Lounge

4.08 x 3.13

Front facing window boasting sea views.



Dining/Kitchen/Family Area

7.14 x 3.25

The kitchen area is fitted with a selection of base and wall units with contrasting worktops and sink. There is a built in under oven with hob with chimney style hood above. There are spaces for washing machine and fridge freezer. There is room for a dining table and lounge area.

Double glazed patio doors lead out into the garden.



Staircase

The staircase leads up to the landing.

Landing

The landing gives access to the three bedrooms and the bathroom. Walk in cupboard. There is also a hatch to the fully floored attic, which has full power and lighting, and which is accessed by a Ramsay style ladder and houses the gas central heating boiler and the full solar control panel.



Bedroom 1

3.82 x 2.70

Rear facing window. Built-in wardrobes with hanging shelf enclosed by four mirrored sliding doors.



Bedroom 2

2.99 x 2.50

Rear facing window. Built-in wardrobes with hanging rail and shelf enclosed by triple mirrored sliding doors.

Bedroom 3

3.58 x 3.43

Front facing window boasting sea views.



Bathroom

2.56 x 1.76

Front facing frosted glazed window. Fitted with a white 3-piece suite comprising WC, wash hand basin and bath with shower attachment from the mixer tap and glazed shower screen.

OUTSIDE

To the front of the property there is a lock block driveway and stone chipped area to the front.

The enclosed rear garden is mainly laid in grass with mature shrubs and stone chippings. There is a drying area.

The patio area is partially covered 3.6m x 3.0m steel canopy. Wooden utility shed with power and hot and cold water.

There is also a further covered patio area to the side of the property.



Additional Information

The solar panels do not qualify for a feed in tariff.
The property was built in 2020 therefore still has an NHBC guarantee.

SERVICES

Mains gas,. Electricity, water and drainage.

ITEMS INCLUDED

All fitted floor coverings, light fitments and blinds are included in the sale.

Council Tax

The property is currently registered as band D

EPC Banding

EPC=B

Email banff.property@stewartwatson.co.uk

Reference Banff/LF

Viewing

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

View from the front of the property

