

STEWART & WATSON

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**15 LOW STREET,
BANFF, AB45 1AU**



First Floor Flat

- Central location in coastal town
- Access to flat via communal pend & courtyard area
- Spacious Lounge, Kitchen, Shower room, 2 Bedrooms
- Electric heating. Shared garden.

Offers Over £54,000

Home Report Valuation £55,000

www.stewartwatson.co.uk

TYPE OF PROPERTY

We offer for sale this spacious first floor flat. 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.



Hallway

Access to lounge, bedrooms 1 and 2, shower room and walk-in store.



Lounge

4.24 x 4.03

Front facing window with shutters. Access to kitchen. Vinyl flooring.



Kitchen

3.34 x 2.93

Rear facing window. Floor and wall mounted units with contrasting countertops. Tiled splashback. Built in electric hob, extractor above, integrated oven. Space for washing machine and fridge.



Bedroom 1

4.32 x 4.07

Front facing window.. Recessed cupboard with shelves.
Carpet.



Shower room

2.76 x 1.68

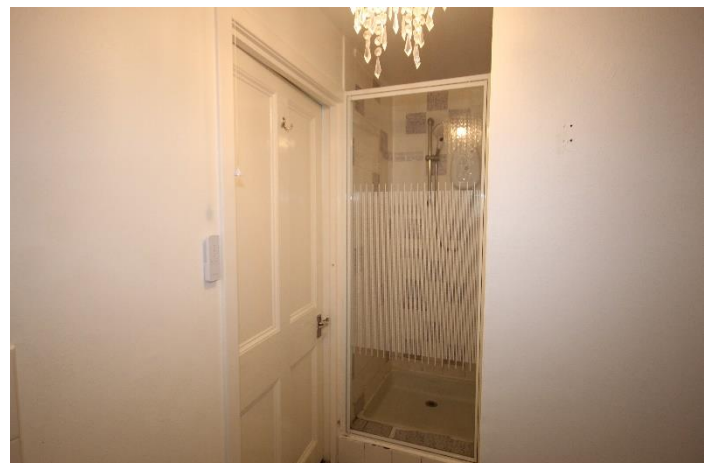
W/C, sink, enclosed shower. Frosted glazed window.



Bedroom 2

4.33 x 3.09

Rear facing window. Carpet



Store Room

2.95 x 0.99

Front facing window. Cupboard housing electric meter.



SERVICES

Mains electricity, water and drainage

Council Tax

The property is currently registered as band D

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

LAC

OUTSIDE

Share pend leading to exterior door which gives access to the staircase leading to the first floor. Shared garden.



FLOOR 1

This floor plan is not to scale and is for illustrative purposes only.

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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