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## *42 ADDISON CRESCENT*
## *BANFF, AB45 1BS*



***Semi Detached Dwellinghouse***

- Double Glazing.  Gas C H
- Lounge, kitchen, rear hallway
- 2 bedrooms, shower room
- Front & rear gardens

# *Offers Over £65,000*

***Home Report Valuation £80,000***

**www.stewartwatson.co.uk**

# 42 ADDISON CRESCENT, BANFF, AB45 1BS

## TYPE OF PROPERTY

We offer for sale this two-bedroom semi-detached dwellinghouse situated in the coastal town of Banff. Set over two floors, accommodation comprises front hall, lounge, kitchen, rear hall. Stairs to upper floor from front hall, two bedrooms and shower room.

## ACCOMMODATION

**Entrance Hall**

Enter through a glazed panelled exterior door into the hallway which has a door to the lounge and staircase to the upper floor.

**Lounge** **4.38m x 4.06m**

Longest by widest measurements. Large window to the front.



**Kitchen** **3.53m x 2.35m**

Rear facing window overlooking the garden. Fitted with base and wall units with contrasting countertops. Stainless steel sink and drainer. Integrated oven, microwave, hob and extractor.



**Rear Hall**
Door to rear garden. Coat hooks. Cupboard housing central heating boiler.

**Staircase**
Staircase allows access from the front entrance hallway to first floor accommodation. Side facing window.



**Bedroom** **3.42m x 3.07m**
Rear facing window. Hatch to loft.



**Bedroom** **4.06m x 3.27m**
Front facing window. Built-in cupboard.

**Shower room**
Rear facing window. Fitted with a corner shower enclosure, toilet, and storage unit incorporating the wash hand basin. Wall panelling.



**OUTSIDE**
To the front there is a garden. Path leading to the rear garden.



**SERVICES**
Mains water, electricity, gas and drainage.

**ITEMS INCLUDED**
**The property is to be sold as seen and no warranties will be given as the working order of any appliances.**

**Council Tax**
The property is currently registered as band A

**EPC Banding**
EPC=D

**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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