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BELVEDERE, SANDYHILL ROAD
BANFF, AB45 3TL



Detached Dwellinghouse with Country Views

- Popular location within easy reach of town centre
- Vestibule, Hall, Kitchen, Utility room, Dining area / lounge
- Sitting room, Bathroom, 3 Double Bedrooms, Shower Room
- Easily maintained gardens, Shed & Summer house
- Off Street Parking for Several Cars. Large Garage

Offers Over £359,000
Home Report Valuation £360,000

www.stewartwatson.co.uk

BELVEDERE, SANDYHILL ROAD, BANFF, AB45 3TL

TYPE OF PROPERTY

We are delighted to offer for sale this three-bedroom detached dwellinghouse with two public rooms. Extending to approximately 235m², the property offers comfortable family accommodation. The accommodation comprises vestibule, hallway, lounge/dining room, kitchen, rear hall, utility room, integral garage, sitting room, bathroom, stairs to upper hall, three double bedrooms with built-in storage and a family shower room. The property also benefits from solar panels.

ACCOMMODATION

Vestibule

Entered through an external door with glazed panels and side screens. Low level cupboard housing electrics. Door leading to hallway. Window into hallway. Wooden flooring.

Hall

Doors to rear hall, lounge, sitting room and bathroom. Staircase to upper floor. Two understairs cupboards. Wooden flooring.



Lounge / Dining Room

9.71m x 4.15m

With impressive views overlooking the garden and countryside beyond via the floor to ceiling windows, this spacious room is finished in wooden flooring. Patio doors. Doors to hallway and kitchen.



Kitchen

5.94m x 3.92m

Please note that measurements have been taken from longest and widest points. Overlooking the rear garden, the kitchen has been thoughtfully designed to allow for

wheelchair users including space under the hob and worktop. The oven, microwave oven, hob, hood, dishwasher, fridge and freezer are all integrated. Sink and drainer with mixer tap.



Rear Hall

Doors to kitchen, utility room, and integral garage. Exterior door to side of the property.

Utility Room

3.71m x 3.28m

Please note measurements have been taken from the longest and widest points. Two windows. Fitted with base and wall units incorporating work surface. Ladder towel rail. Space for washing machine and tumble dryer. Coat hooks.

Bathroom

This attractive room is fitted with a white three-piece suite with shower fitment on the bath taps. Wash hand basin set within storage unit. Window to side. Ladder towel rail.



Sitting Room

8.11m x 4.28m

An impressive room with multi-fuel stove set on a substantial slate hearth with attractive tiling behind. Windows overlooking front garden.



Staircase

Side facing window. Built-in wardrobe with two cupboards and sliding wooden doors.

Main Bedroom

7.00m x 3.95m



Spacious bedroom with a range of quality fitted furniture incorporating wardrobes, drawer units and dressing table. A walk-in wardrobe is fitted with drawer units. Bedside tables to remain. Side facing window.



Bedroom

3.91m x 3.10m

Double bedroom with front facing window. Built-in wardrobe with access to the solar panel battery system.



Bedroom

4.28m x 3.46m

Enjoying garden and countryside views this room has a rear facing window. Built-in wardrobe. Built-in cupboard with access to the loft space.



Shower room

2.80m x 1.71m

Fitted with a toilet and wash hand basin set within attractive storage units together with a corner shower enclosure. Tasteful tiling and wall panelling. Side facing window



OUTSIDE

Garage

5.49m x 5.49m

To the front of the property there is off street parking for several cars and a grassed area. Access to the garage. A gate leads to the rear garden. Shed and garden room to remain. The rear garden enjoys panoramic country views. For ease of maintenance and wheelchair access, the garden is mainly laid with stone chips and slabs. The raised beds are stocked with plants and shrubs.

Solar panels on roof.





SERVICES

Mains water, electricity, gas and drainage.

ITEMS INCLUDED

All fitted floorcoverings, curtains, window blinds and light fittings. Integrated kitchen appliances.

Council Tax

The property is currently registered as band F

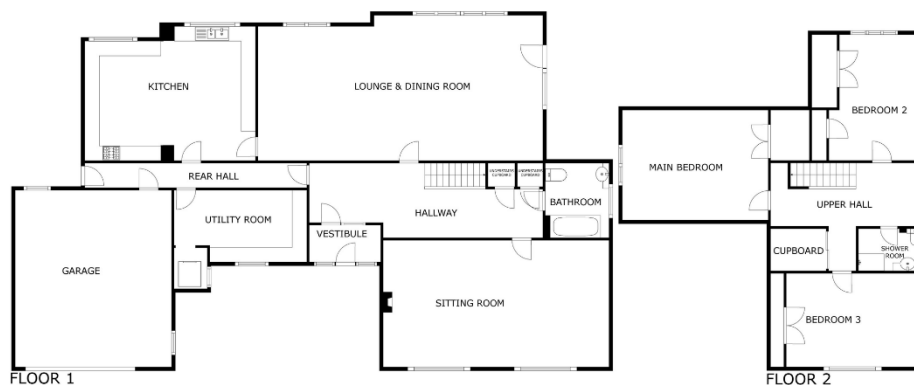
EPC Banding – EPC Band C

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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