

STEWART & WATSON

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18 MACDONALD ROAD
BANFF, AB45 1FU



3 Bedroom Semi Detached with Office

- Lounge with Sea Views, Dining Kitchen with Patio Doors
- Three Bedrooms on Upper Floor. Office on Ground Floor
- Family Bathroom and Cloak room
- Gas Central Heating & Double Glazing
- Off Street Parking. Enclosed Rear Garden

Offers Over £184,000
Home Report Valuation £185,000

TYPE OF PROPERTY

We are pleased offer for sale this three bedroom semi detached dwellinghouse which also benefits from an office on the ground floor. The property has open views over the coast and also benefits from gas central heating and double glazing. Accommodation comprises of the vestibule, cloakroom, hallway, lounge, dining kitchen, office, stairs to upper hall, three bedrooms and family bathroom.

ACCOMMODATION

Vestibule

Exterior door with glazed panel leads into the vestibule which gives access to the cloakroom and hallway.

Cloakroom

Front facing window. Built-in cupboard. Toilet and wash hand basin.

Hallway

Doors to lounge, dining kitchen and office. Stairs to upper hall. Under stair cupboard.

Lounge

Window to the front with sea views.

3.95m x 3.11m



Dining Kitchen

4.30m x 2.57m

Fitted with base and wall units. Countertops with 1 ½ bowl sink and drainer inset. Built under single oven,

ceramic hob with extractor above and stainless steel splashback behind. Patio doors to rear garden. Space for dining table and chairs.





Office / Bedroom 4
Rear facing window.

2.66m x 2.47m



Bedroom 3
Rear facing window.



Staircase

Staircase to first floor accommodation. Doors to all three bedrooms and family bathroom. Walk-in cupboard.

Bedroom 1

3.70m x 3.37m

Rear facing window. Built-in wardrobes with sliding mirrored doors.



Bedroom 2

3.51m x 3.44m

Front facing window. Built-in wardrobe with sliding mirrored doors.

Bathroom

2.54m x 1.87m

Fitted with a white three-piece suite comprising WC, wash hand basin and bath with shower over the bath. Front facing window.



OUTSIDE

To the front of the property there is a driveway providing off street parking. The rear garden is enclosed and consists of a patio area and stone chips.



View from front of property



SERVICES

Mains gas, electricity, water and drainage.

ITEMS INCLUDED

All fitted floorcoverings, light fittings and window blinds together with all beds, striped sofa with matching footstools, chair in lounge, fridge freezer and washing machine are included in the sale.

Council Tax

The property is currently registered as band D.

EPC Banding

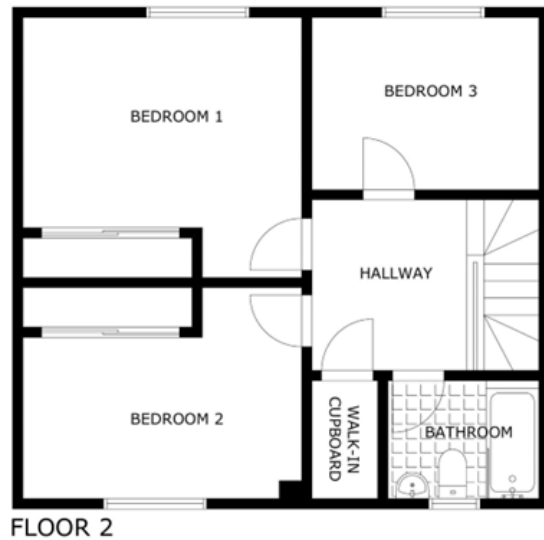
EPC=B

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



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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