



Eden Court, Banff, AB45

Offers Over £310,000

# Key Features

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*Bright, modern three-bedroom bungalow in one of Ladysbridge's  
strongest plots Separate lounge offering a quiet second living  
space*





A bright, modern three-bedroom bungalow with a superb open-plan kitchen/dining/sun-lounge, separate lounge, utility room, three bathrooms, private rear garden, and integral garage. Clean, neutral, move-in-ready — a strong example of the Ladysbridge layout buyers look for.

Entrance Hallway

Tiled entrance with clear sightlines through to the main living areas. Neutral décor and a tidy, well-kept first impression.

Inner Hallway

Straight, symmetrical hallway connecting the bedroom wing and bathrooms. Cream walls, clean carpet, and good natural light.

Living Spaces

Open-Plan Kitchen / Dining / Sun-Lounge

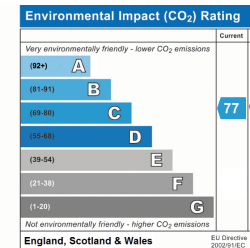
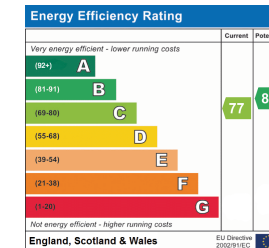
Full-width open-plan space forming the main hub of the home. Modern kitchen with tiled splashback and ample storage. Defined dining area with room for a full table. Sun-lounge across the rear with glazing on three sides, delivering strong natural light and a clear outlook to the enclosed garden. Direct rear access completes the flow.

Lounge

Separate living room with neutral décor and good proportions. A quiet, comfortable second space away from the open-plan area.

Utility Room





**Tenure Type:** Freehold  
**Council Tax Band:** E  
**Council Authority:**