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**GREYSTONE HOUSE,
1 OLD CASTLEGATE
BANFF, AB45 1DE**



Substantial & Spacious Maisonette

- Central location in popular coastal town
- Many traditional features. Mains gas C.H
- Hallway, Lounge, Library/Study, Dining Room,
- Dining Kitchen, Utility Room, Office
- Bathroom, Shower Room & 4 Double Bedrooms.

Offers Over £145,000
Home Report Valuation £145,000

www.stewartwatson.co.uk

GREYSTONE HOUSE, 1 OLD CASTLEGATE, BANFF, AB45 1DE

TYPE OF PROPERTY

We offer for sale this substantial and spacious maisonette, which forms part of the ground first and top floors of a substantial stone-built property. The property occupies a prime central location in the coastal town of Banff and is conveniently placed for the town centre shops, supermarkets, schools, Duff House Royal Golf Course and leisure facilities. Greystone House offers spacious accommodation spanning three floors and benefits from mains gas central heating but would be enhanced by some upgrading works. Many of the traditional features within the property have been retained including sweeping staircase, fireplaces, the high ceilings with ceiling cornice detail and panelled interior doors, which will appeal to those seeking a home with charm and character. Any fitted floorcoverings, curtains, window blinds and light fittings are included in the price.

ACCOMMODATION

Entrance

Enter through glass panelled exterior door into the entrance area, which has a door to the office/study. The staircase allows access from this area to the first floor accommodation.

Office/Study

3.79 m x 3.68 m

Front facing window. Built-in understairs cupboard. Built in cupboard with fitted shelving.

Store

Front facing window. Large walk-in cupboard. Wooden exterior door giving access to the front of the property.



Staircase

An impressive feature of the entrance is the sweeping staircase with traditional banister and wrought iron balustrades which allows access to the first floor accommodation. Mezzanine level with front facing window and door to the kitchen. The first floor landing has doors to the lounge, dining room and shower room.



Kitchen

3.90 m x 3.52 m

Front facing window. Fitted with a selection of base and wall mounted units in a pine effect, shaker style finish. Integrated gas hob, electric oven and extractor hood. One and half bowl sink and drainer nit mixer tap. Features of the kitchen include a central island with storage units and shelved corner display areas. Door to the utility room.





Utility Room **3.86 m x 2.73 m**
Front facing window. Wooden fire surround. Wall mounted gas central heating boiler. Built-in cupboard.

shutters. Lovley views along High Street can be appreciated from this room. Substantial wooden fire surround with tiled backing, hearth and open fireplace. Traditional ceiling cornice and central rose. Sliding door to the library/study.



Lounge **5.87 m x 4.56 m**
A spacious and elegant room with a rear facing window and 2 side facing windows each with traditional working



Library/Study**4.10 m x 2.69 m**

An L-shaped room with rear facing window. Built-in cupboard with fitted shelving, electric meter and fuse box.

**Shower Room****3.06 m x 1.53 m**

Front facing window. Fitted with a cream-coloured suite comprising of toilet, wash-hand basin and shower cubicle. Built-in cupboard with fitted shelving. Ceiling hatch allowing access to the loft space.

Dining Room**4.62 m x 4.31 m**

Rear facing window with shutters. Traditional wooden fire surround with tiled fireplace and hearth. Traditional ceiling cornice and central rose.

**Staircase**

The sweeping staircase with traditional banister and wrought iron balustrades continues from the first floor landing up to the top floor accommodation. Mezzanine level with front facing window and door to bedroom 1. The top floor landing has doors to the bedroom 2, bedroom 3, bedroom 4 and the bathroom. **The top floor accommodation has some coombed ceilings and measurements are given at widest points.**

Bedroom 1**6.13 m x 3.72 m**

Spacious, double size bedroom with 2 front facing roof skylight windows. Ceiling hatch allowing access to the loft space.

**Bedroom 2****3.45 m x 3.39 m**

Front facing bay window. Wooden fire surround, cast-iron fireplace.



Bathroom

3.75 m x 2.78 m

Front facing bay window. Fitted with a pastel-coloured suite comprising of toilet, wash-hand basin and bath with shower fitment from the bath mixer tap. Splashback wall tiling.



Bedroom 3

4.69 m x 3.32 m

Side facing window giving views along High Street and

rear facing bay window. Traditional wooden fire surround with cast-iron fireplace.



Bedroom 4

4.35 m x 3.92 m

Rear facing bay window. Wooden fire surround with cast-iron fireplace.



SERVICES

Mains water, electricity, gas and drainage.

ITEMS INCLUDED

Any fitted floorcoverings, curtains, window blinds and light fittings. The integrated kitchen appliances.

Council Tax

The property is currently registered as band C

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/



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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