

grantsmith
LAW PRACTICE

1 Golden Knowes Court, Banff, AB45 1JF
£275,000 under offer

Property summary

We are delighted to offer for sale this 3/4 bedroom detached bungalow with amazing sea views located in a quiet cul-de-sac of Banff. The property comprises: lounge, dining kitchen, utility room, bedroom 4/family room, 3 further bedrooms, 1 with en-suite, wet room, large front driveway, low maintenance rear garden and large double garage. The property is fully fitted with a security alarm system.

This property would make the ideal family home benefiting from spacious rooms and ample storage.

Banff is situated on the Moray Firth coast at the mouth of the River Deveron and is renowned for its historic and tourist interest. Lying approximately 46 miles from Aberdeen, Banff has a good range of shops and other local services. Recreational facilities such as golf, fishing, bowling, swimming, sailing and other water sports are all within easy reach.

Viewing is recommended to appreciate this property.

COUNCIL TAX BAND – F

EPC BAND – C

Full details

Entry – Entry is gained via the front partially glazed exterior door with side window panel, leading into the entry. Double storage cupboard stores the electrics. Access to the hallway through a large partially glazed interior door. The hallway gives access to the lounge, dining kitchen, 3 bedrooms, 2 storage cupboards and loft hatch. Both storage cupboards are shelved and one of which houses the hot water tank. There are 2 loft spaces at either end of the property, both loft spaces are partially floored with power and light.

Type: Detached Bungalow

Availability: Under Offer

Bedrooms: 3

Bathrooms: 2

Reception Rooms: 2

Parking: Double Garage, Driveway, Off Road Parking

Outside Space: Front Garden, Rear Garden

Council Tax Band: F

Attractive sea views:

3/4 Bedrooms:

Detached Bungalow:

Double Garage:

Lounge – (4.67m x 6.34m) (15.32ft x 20.80ft) approx.

Accessed via double doors from the hallway, the spacious lounge has rear facing Bayview windows that overlook the rear garden and offer attractive sea views as well as lots of natural light. The lounge benefits from a large electric fireplace and two alcoves on either side.

Dining Kitchen – (7.48m x 3.96m) (24.54ft x 12.99ft) approx.

The kitchen has ample base and wall units, integrated fridge and dishwasher, space for white goods and sink and a half with a drainer and mixer tap, electric cooker with an overhead extractor fan and breakfast bar. Rear window overlooks the rear garden and offers attractive sea views. There is a large dining area for dining table and chairs, with a curved front window overlooking the driveway. Access to the utility room and family room/bedroom 4.

There is a small hallway between the kitchen and utility room, access can be gained to the second loft hatch.

Utility Room – (3.49m x 2.27m) (11.45ft x 7.45ft) approx.

The utility room has ample base units, space for white goods and sink with drainer and mixer tap. Front window overlooks driveway and provides natural light. Access to front garden area and driveway via the partially glazed exterior door. There is a large storage cupboard with shelving and hooks which houses the boiler.

Bedroom 4/Sitting Room – (4.55m x 4.79m) (14.93ft x 15.72ft) approx.

This multipurpose spacious room has 2 side windows that overlook the side path and French doors with alcoves on either side, that open to the rear garden.

Bedroom 1 – (4.14m x 3.95m) (13.58ft x 12.96ft) approx.

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Attractive sea views:

3/4 Bedrooms:

Detached Bungalow:

Double Garage:

Large bedroom with 4 sliding double wardrobes with railing and shelving provide ample storage space. Rear window overlooks the rear garden and offers attractive sea views. There is a built in corner desk with 2 built in bedside drawers. Access to the En-suite.

En-Suite– (2.92m x 1.66m) (9.58ft x 5.45ft) approx.

The en-suite consists of a 3 piece suite of W/C, shower cubicle and sink with storage cupboards and drawers underneath, there is a light up mirror above the sink.

Wet Room/Shower Room – (2.11m x 2.87m) (6.93ft x 9.42ft) approx.

The wet room/shower room consists of a 3 piece suite of W/C, shower and wash hand basin with mixer tap. To the left of the entrance door there is a small shower cubicle, to the right of the entrance door there is a large wet room shower. Side opaque window provides natural light.

Bedroom 2 – (3.70m x 3.91m) (12.14ft x 12.83ft) approx.

Spacious room with 2 sliding double wardrobes with shelving and railing. Side facing window provides natural light.

Bedroom 3 – (3.68m x 3.14m) (12.07ft x 10.30ft) approx.

Spacious room with 2 sliding double wardrobes with shelving and railing. Built-in desk with drawers and cupboard. Front facing window provides natural light and overlooks the driveway.

Double Garage – (5.59m x 6.54m) (18.34ft x 21.46ft) approx.

Double integral garage with power and light, shelving and alarm sensor. Vehicular access via the 2 electric doors. Front facing window provides natural light.

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Attractive sea views:

3/4 Bedrooms:

Detached Bungalow:

Double Garage:

Outside – Large concrete driveway leads to the double garage. There are 2 front entry doors, one with a long ramp from the driveway which takes you into the entrance vestibule, the other is accessed via a couple of steps into the utility room. Side paths at either side of the property lead to the mainly laid with slab and chip stone rear garden perfect for alfresco dining. Bushes and shrubs along the boundary wall. The rear garden can also be accessed via the French doors in bedroom 4/sitting room. Gas meter can be located at the side of the property.

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Attractive sea views:

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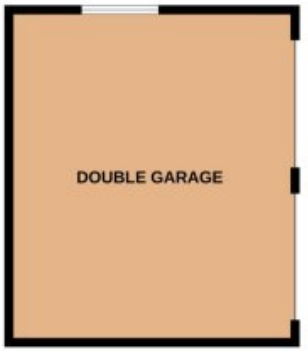




GROUND FLOOR



GARAGE



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Grant Smith Law has offices in Aberdeen, Turriff, Elgin, Banff, and Buckie. Whether you are looking for a well-appointed apartment in Aberdeen or a country property in Aberdeenshire, Banffshire, or Moray, we are ideally placed to help.

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