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LAW PRACTICE

1 Hilton Avenue, Ladysbridge, Banff, AB45 2AZ
£300,000 under offer

Property summary

We are delighted to offer for sale this spacious and well-presented 3 bedroom detached bungalow located in the popular residential and sought after area of Ladysbridge. The property comprises lounge, dining kitchen, utility room, study, shower room, 3 bedrooms one of which has an ensuite, driveway, single garage and an enclosed rear garden.

This property offers an ideal family home, with generous accommodation, ample storage, and tasteful décor throughout. It is presented in walk-in condition.

Ladysbridge village is a popular housing estate 2.8 miles from Banff. For children it has a playground and there is a small community pavilion in the middle of the larger playing field. For safety, the speed limit is 20mph and there is a school bus pick up and drop off point in the housing estate. Near-by Banff offers a wide selection of social and recreational amenities.

Viewing is recommended to fully appreciate this attractive property.

Council Tax Band: E EPC Band: C

Full details

Entry

Entry is gained via a partially glazed front exterior door leading into a vestibule, which leads in to the hall. Access can be gained to lounge, dining kitchen, shower room and all 3 bedrooms. There are 2 spacious cupboards for additional storage.

Lounge (4.55m x 6.01m) (14.92ft x 19.71ft) approx.

The lounge has a front facing bay style window overlooking Hilton Avenue. There is an electric fireplace as a focal point in the room.

Type: Detached Bungalow

Availability: Under Offer

Bedrooms: 3

Bathrooms: 2

Reception Rooms: 2

Parking: Driveway

Outside Space: Rear Garden

Council Tax Band: E

3 Bedrooms:

Driveway and Single Garage:

Walk-In Condition:

Bedroom 3 (2.73m x 3.48m) (8.95ft x 11.41ft) approx.

A front facing window overlooks Hilton Avenue. A built in wardrobe with shelving and rails provides additional storage.

Bedroom 2 (3.23m x 3.48m) (10.59ft x 11.41ft) approx.

A front facing window overlooks Hilton Avenue. A built in wardrobe with mirrored sliding door provides additional storage.

Bedroom 1 (3.40m x 3.66m) (11.15ft x 12.00ft) approx.

Rear facing window overlooks the rear garden. 2 built in wardrobes with mirrored sliding doors provide additional storage. Access to the ensuite via folding door.

Bedroom 1 - Ensuite (1.77m x 2.08m) (5.80ft x 6.82ft) approx.

The ensuite consists of a 3 piece suite of W/C, enclosed walk in shower and basin sink with mixer tap and built in unit. A side facing opaque window provides natural light.

Shower Room (2.30m x 3.43m) (7.54ft x 11.25ft) approx.

The shower room consists of a 3 piece suite with W/C, basin sink with mixer tap and built in unit and an enclosed walk-in shower. A rear facing opaque window provides natural light.

Dining Kitchen (6.15m x 7.60m) (20.17ft x 24.93ft) approx.

The open plan dining kitchen has ample base and wall units with integrated ovens, electric hob with an overhead extractor fan and a sink and a half with drainer and a mixer cooker tap. There is ample space for a large dining room table or used as a family room, with windows overlooking the rear garden and a glazed side exterior door leading to the rear garden. Access can also be gained to the utility room.

Utility (2.24m x 2.59m) (7.34ft x 8.49ft) approx.

The utility has space for white goods and a base and wall unit with a sink with mixer tap and drainer. Access can be gained to the garage and study and a partially glazed exterior door leads to the rear garden.

Study (1.30m x 2.60m) (4.26ft x 8.53ft) approx.

A small rear facing window overlooks the garden.

Garage (3.61m x 5.41m) (11.84ft x 17.74ft) approx.

Accessed by a electric up and over door with a wooden door leading into the utility room. The garage houses the boiler and hot water tank.

Outside

A tarmac driveway leads to the single garage, side gate access and paved pathway to the front

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Parking: Driveway

Outside Space: Rear Garden

Council Tax Band: E

3 Bedrooms:

Driveway and Single Garage:

Walk-In Condition:

exterior door.

The rear garden is fully enclosed and is a mixture of paved patio areas, stone chips and laid to lawn.

Type: Detached Bungalow

Availability: Under Offer

Bedrooms: 3

Bathrooms: 2

Reception Rooms: 2

Parking: Driveway

Outside Space: Rear Garden

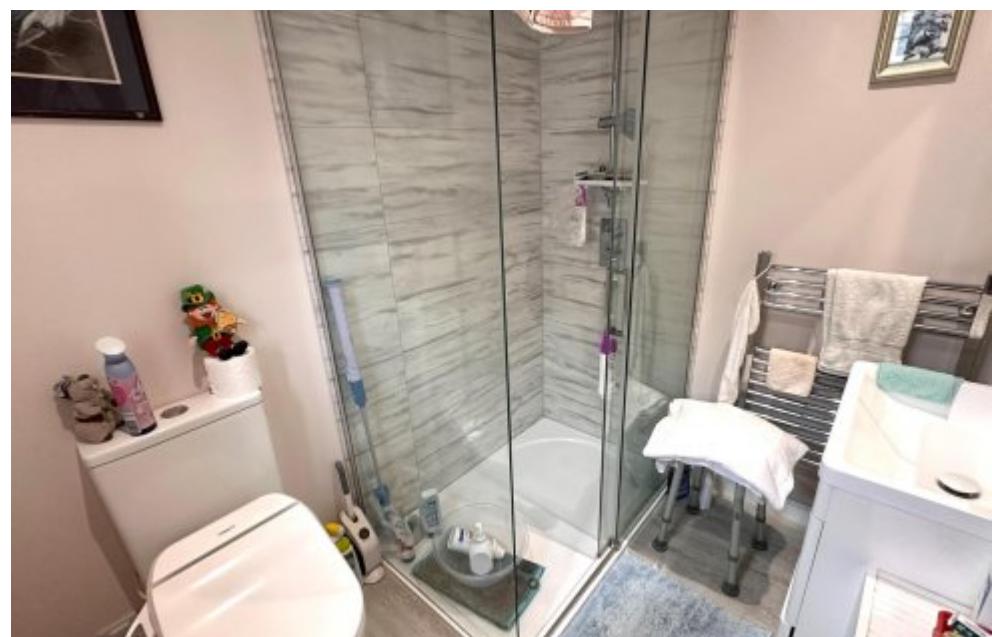
Council Tax Band: E

3 Bedrooms:

Driveway and Single Garage:

Walk-In Condition:









GROUND FLOOR



Whilst every effort has been made to ensure the accuracy of the Recyclean contained here, measurements of doors, windows, rooms or any other areas are approximate and no responsibility is taken for any error, omission or misdescription. 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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