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LAW PRACTICE

1 Turnkeys, Reidhaven Street, Banff, AB45 1AT
£122,000 offers over

Property summary

REDUCED IN PRICE

We are delighted to offer for sale this 3 bedroom end-terrace house located in a popular residential area of Banff. The property comprises ground floor; lounge, kitchen, utility room, W/C, first floor; 3 bedrooms, bathroom and rear garden .

This property would make the ideal family home or first time buy benefiting from ample storage throughout and rear enclosed garden. The property is tastefully decorated throughout with painted walls, carpet and laminate/vinyl flooring.

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: C EPC Band: C

Type: End Of Terrace House

Availability: For Sale

Bedrooms: 3

Bathrooms: 2

Reception Rooms: 1

Parking: Communal Parking, Off Road Parking

Outside Space: Rear Garden

Council Tax Band: C

3 Bedrooms:

Allocated Parking Space and Visitors Parking:

Enclosed Rear Garden:

Full details

Entry
Entry is gained via front glazed exterior door leading to a vestibule. The hallway then gives access to the lounge, kitchen, utility and stairs.

Lounge (2.63m x 6.32m) (8.62ft x 20.73ft) approx.
Front and rear facing windows provide natural light in to the modernly decorated lounge.

Kitchen (2.25m x 2.93m) (7.38ft x 9.61ft) approx.
Access to the rear exterior door leading into the garden with a rear facing window overlooking the garden. Ample base and wall units with integrated oven, gas hob and overhead extractor fan. The kitchen features a breakfast bar, sink with mixer tap and drainer and space for white goods.

Utility (1.47m x 2.70m) (4.82ft x 8.85ft) approx.
Ample storage space with a built in shelved cupboard and base unit with space for white goods. A front facing window provides natural light. The boiler is housed next to the sink with mixer tap and drainer. Access to the W/C.

W/C (0.82m x 1.83m) (2.69ft x 6.00ft) approx.
A front facing opaque window provides natural light. The W/C consists of a 2 piece suite of a W/C and basin sink.

First Floor
The stairs lead on to a carpeted landing with a large rear facing window overlooking the garden. Access to bathroom and all 3 bedrooms. A loft hatch provides access to attic space.

Bathroom (1.77m x 2.85m) (5.80ft x 9.35ft) approx.
The bathroom consists of a 3 piece suite including a W/C, basin sink and bath with overhead shower attachment. A rear facing opaque window provides natural light.

Bedroom 1 (2.65m x 3.52m) (8.69ft x 11.54ft) approx.
A rear facing window overlooks the garden.

Bedroom 2 (2.70m x 3.10m) (8.85ft x 10.17ft) approx.
A front facing window provides natural light. Storage is provided by a built in wardrobe with mirrored sliding doors.

Bedroom 3 (2.70m x 2.90m) (8.85ft x 9.51ft) approx.
A front facing window provides natural light. Storage is provided by a built in wardrobe with mirrored sliding doors.

Outside
The rear garden is enclosed by high stone walls with a gate leading to a shared access path leading down to Reidhaven Street. Mainly laid to lawn with a stone patio area, plant beds and paved path.
There is one dedicated parking space with visitor parking available.

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Outside Space: Rear Garden

Council Tax Band: C

3 Bedrooms:

Allocated Parking Space and Visitors Parking:

Enclosed Rear Garden:







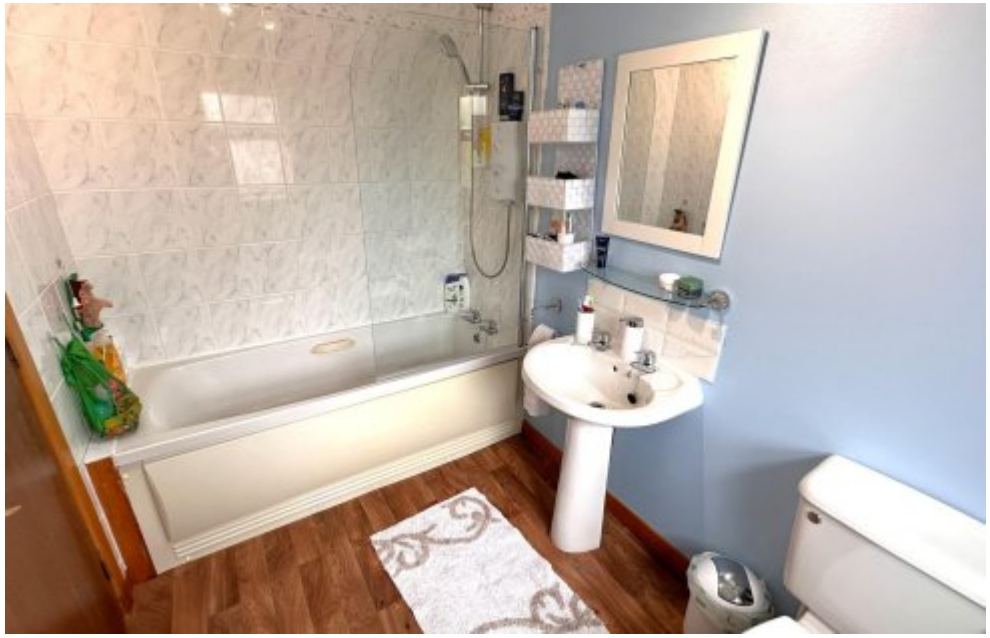






















GROUND FLOOR



1ST FLOOR



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.

Looking for your next home in the North East? Whether you want a town house in Aberdeen or a country property in Aberdeenshire, Banffshire, or Moray, we can help. With offices in Aberdeen, Turriff, Elgin, Banff, and Buckie, we know the local market and guide you from first viewing to completion.

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- Full legal service

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