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LAW PRACTICE

10 Whinhill Terrace, Banff, AB45 1ET
£162,000 offers over

Property summary

We are delighted to offer for sale this 3 bedroom semi-detached dwellinghouse located in a popular residential area of Banff. The property comprises ground floor; vestibule, lounge, dining kitchen, first floor; bathroom, 3 bedrooms, front and rear driveways, garage and rear garden with large summer house.

This property would make the ideal family home benefiting from ample storage and off street parking. Tastefully decorated throughout with new windows, doors and kitchen, this property is in walk in condition. Please note that light fittings are excluded from the sale.

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: A EPC Band: D

Full details

Entry

Entry is gained by the partially glazed front exterior door leading into the vestibule. The vestibule has a built in cupboard with folding doors and double glazed doors leads into the lounge.

Lounge (4.36m x 4.92m) (14.30ft x 16.14ft) approx.

The lounge has a front facing window overlooking the front driveway. A black cast iron fireplace with surrounding mantel is the focal point of the room. Access can be gained to both the dining kitchen by folding door and to the staircase.

Dining Kitchen (2.35m x 6.13m) (7.70ft x 20.11ft) approx.

The kitchen has solid oak base and wall units and features a breakfast bar area perfect for sitting and enjoying meals. The American style fridge freezer, washing machine, dishwasher and gas

Type: Semi-Detached House

Availability: Under Offer

Bedrooms: 3

Bathrooms: 1

Reception Rooms: 1

Parking: Off Road Parking, Single Garage

Outside Space: Rear Garden

Council Tax Band: A

3 Bedrooms:

Front and Side Driveways and Garage:

Rear Garden:

stove are all included in the sale. The basin style sink has a flexible mixer tap with a window above looking out to the rear garden. Double French style exterior doors lead out to the rear garden.

First Floor

The staircase leads up to the landing where a side facing window provides ample natural light. Access can be gained to a built in shelved cupboard with folding door, the bathroom and all 3 bedrooms. A loft hatch with ramsey ladder gives access to the floored and plaster boarded loft space which is fitted with electrics.

Bedroom 1 (3.13m x 3.65m) (10.26ft x 11.97ft) approx.

Bedroom 1 has a rear facing window overlooking the rear garden. A cast iron fireplace is a unique focal point of the room.

Bedroom 2 (3.13m x 3.20m) (10.26ft x 10.49ft) approx.

Bedroom 2 has a front facing window overlooking the front driveway. A cast iron fireplace is a unique focal point of the room.

Bedroom 3 (2.63m x 3.10m) (8.62ft x 10.17ft) approx.

Bedroom 3 has a rear facing window overlooking the rear garden.

Bathroom (1.49m x 2.25m) (4.88ft x 7.38ft) approx.

The bathroom consists of a 4 piece suite of W/C, basin sink, enclosed shower and corner bath.

Outside

The rear garden is laid with artificial grass and is fully enclosed. There is an outdoor bar/patio area that can be closed up for winter. Access to the large summer house, garage and side gate leading to the front driveway. There are also steps that lead to the lower additional area of garden.

The front driveway is laid with stone chips.

Garage (3.14m x 7.67m) (10.30ft x 25.16ft) approx.

Large Summer House (3.14m x 7.67m) (10.30ft x 25.16ft) approx.

Lower Garden

The lower garden, outlined in red in picture below, is also laid with artificial grass and is fully enclosed, with a gate leading out to the rear stone chipped driveway.

Summer House (2.34m x 4.38m) (7.67ft x 14.37ft) approx.

Outbuilding (2.19m x 5.36m) (7.18ft x 17.58ft) approx.

Type: Semi-Detached House

Availability: Under Offer

Bedrooms: 3

Bathrooms: 1

Reception Rooms: 1

Parking: Off Road Parking, Single Garage

Outside Space: Rear Garden

Council Tax Band: A

3 Bedrooms:

Front and Side Driveways and Garage:

Rear Garden:

















GROUND FLOOR



1ST FLOOR



Whilst every effort has been made to ensure the accuracy of the floor plan, dimensions, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions 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 guarantees as to their operability or efficiency can be given.
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