



  
**grantsmith**  
LAW PRACTICE

13 Wood Street, Banff, AB45 1JX  
£145,000 under offer

## Property summary

We are delighted to offer for sale this 2/3 bedroom detached dwelling-house located in a popular residential area of Banff. The property comprises ground floor; lounge/dining room, bedroom 3/family room, kitchen, first floor; bathroom and 2 bedrooms, fully enclosed rear garden.

This property would make the ideal family home benefiting from spacious rooms and ample storage. All white goods are to remain.

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: B EPC Band: D

## Full details

### Entry

Entry is gained via the front partially glazed exterior door leading into the hallway. The hallway which is decorated with wallpaper and carpeted flooring, gives access to the lounge, staircase, built in storage cupboard housing the boiler and bedroom 3/family room.

### Bedroom 3/Family room (3.00m x 4.90m) (9.84ft x 16.07ft) approx.

This multipurpose room is decorated with wallpaper, surrounding coving and carpeted flooring. A front facing window looks out to Wood Street.

### Lounge/Dining Room (4.93m x 6.72m) (16.17ft x 22.04ft) approx.

The "L" shaped lounge/dining room is decorated in a contemporary style with wallpaper and

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**Type:** Detached House

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**Availability:** Under Offer

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**Bedrooms:** 3

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**Bathrooms:** 1

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**Reception Rooms:** 2

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**Parking:** On Road Parking

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**Outside Space:** Rear Garden

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**Council Tax Band:** B

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**2/3 Bedrooms:**

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**Spacious Rooms:**

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**Partial Sea Views:**

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carpeted flooring. A front window looks out on to Wood Street and the rear windows look out onto the garden. There is a wall-mounted gas fireplace, currently disconnected. Access can be gained to the kitchen.

**Kitchen** (1.60m x 3.70m) (5.24ft x 12.13ft) approx.

The kitchen is decorated with wallpaper, tiled splashback and tiled flooring. There are ample base and wall units with integrated appliances, such as the oven and hob with over-head extractor fan. The kitchen also features space for white goods and a sink and a half with a drainer and mixer tap. Two rear facing windows look out on to the garden. A glazed opaque exterior door leads out to the rear garden.

### **First Floor**

The staircase leads on to a carpeted landing decorated with wallpaper. A front facing ceiling window provides natural light. Access can be gained to both bedrooms 1 & 2 and bathroom. A hatch gives access to the loft space.

**Bedroom 1** (2.86m x 4.90m) (9.38ft x 16.07ft) approx.

Bedroom 1 is decorated with wallpaper and carpeted flooring, a front facing window overlooks Wood Street, while the rear and small side facing windows have partial sea views. A large built in wardrobe with mirrored sliding doors provides ample storage with shelves and rails.

**Bathroom** (2.21m x 2.31m) (7.25ft x 7.57ft) approx.

The bathroom has a 4 piece suite consisting of W/C, basin sink with mixer tap, enclosed shower unit and corner bath. The room is decorated with vinyl flooring and half wallpaper, half tiled walls. A rear facing opaque window provides natural light.

**Bedroom 2** (3.25m x 4.90m) (10.66ft x 16.07ft) approx.

Bedroom 2 is decorated with wallpaper and carpeted flooring. A front facing window overlooks Wood Street, while the rear facing window has partial sea views. A large built in wardrobe with mirrored sliding doors provides ample storage with shelves and rails.

### **Outside**

A fully enclosed rear garden can be accessed through the kitchen exterior door. A low maintenance space being mainly laid with lock brick, paved pathways and a stone chip area with a border of well established plants.

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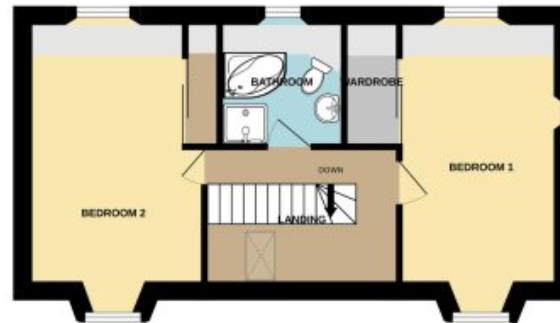




GROUND FLOOR



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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## Why choose Grant Smith Law Practice

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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## Get in touch

To arrange a viewing or discuss your property, get in touch with us today.

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