



**grantsmith**  
LAW PRACTICE

15 Swordanes, Inverboynie, Banff, AB45 2JZ  
£135,000 fixed price

## Property summary

We are pleased to offer for sale this distinctive open plan end-terraced cottage. In the desirable Swordanes development, the attractive property currently comprises an open plan living/dining, wet room and will benefit from an additional bedroom to be constructed. It benefits from two exclusive parking spaces in the private car park shared with the other Swordanes properties.

The recently renovated cottage has been tastefully decorated and modernised throughout to a contemporary standard with features such as under floor heating and LED spotlights. Plans are available showing the layout of the complete dwelling-house.

Inverboyndie is located approximately 2 miles from Banff and approximately 1.5 miles from Whitehills. Banff is situated on the Moray Firth coast at the mouth of the River Deveron and is renowned for its historic and tourist interest. Banff has a good range of shops, schools and other local services. Recreational facilities such as golf, fishing, bowling, swimming, sailing and other water sports are all within easy reach. Aberdeen is approximately 46 miles distant. The property is close to the main 305 bus route between Elgin and Aberdeen.

Viewing is recommended to appreciate this well presented property.

EPC Band: D

## Full details

### **Living/Dining/Sleeping** 11.39ft x 12.53ft (3.47m x 3.82m) approx.

This open plan space is bright with exterior door and windows to front and side. The kitchen area consists of base and wall units, sink and drainer with mixer tap, integrated electric oven, hob and extractor fan and integrated fridge. Cupboard housing boiler. Breakfast bar unit built into windowsill for dining. The room also provides space for living and sleeping. There is space for a bed/sofa bed and a built in wardrobe. T.V. point. Cupboard housing electrics above door.

### **Wet Room** 4.96ft x 8.74ft (1.51m x 2.66m) approx.

Large wet room with Velux window to rear. 3 piece suite comprising of W.C., wash-hand basin and Mira sport shower. Electric towel rail. The wet room is tiled from floor to ceiling with under floor heating.

### **Services**

All mains: electricity, water and drainage.

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**Type:** Cottage, End Of Terrace House

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**Availability:** For Sale

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**Bedrooms:** 1

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**Bathrooms:** 1

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**Reception Rooms:** 1

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**Parking:** Off Road Parking

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**Recently renovated:**

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**Modern features:**

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**Open plan living:**

**Entry**

By arrangement

**Viewing**

By appointment only through contacting Ken Barbour—07836369491 or the Grant Smith Law Practice -Tel. 01261 815678 or e-mail [banff@grantsmithlaw.co.uk](mailto:banff@grantsmithlaw.co.uk) - 25 High Street, Banff, AB45 1AN

These particulars do not constitute any part of an offer or contract. All statements contained herein although believed to be correct are not guaranteed. Intending purchasers must satisfy themselves by inspection or otherwise as to the accuracy of each of the statements contained in these particulars.

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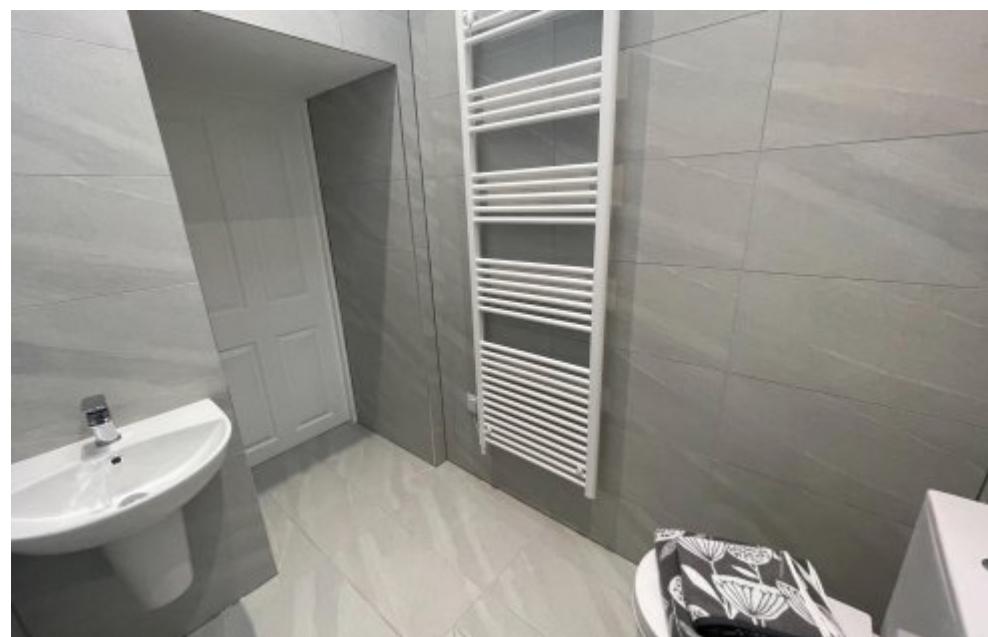
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**Modern features:**

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**Open plan living:**

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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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Trusted since 1993

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Property specialists

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Plain speaking

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Experts who listen

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Full legal service

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## Get in touch

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

### Call us

Aberdeen: 01224 621620

Turriff: 01888 562245

Banff: 01261 815678

Banff Meeting Rooms: 01261 815678

Buckie: 01542 831307

Elgin: 01343 544466

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