



15 Swordanes, Inverboyndie, 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.

Type: Cottage, End Of Terrace House

Availability: For Sale

Bedrooms: 1

Bathrooms: 1

Reception Rooms: 1

Parking: Off Road Parking

Recently renovated:

Modern features:

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 - 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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Banff Meeting Rooms: 01261 815678

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