

grantsmith
LAW PRACTICE

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 comprises an open plan kitchen and lounge area, bedroom and a wet room. It benefits from 2 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. This property would be the perfect buy to let, first home or fantastic holiday home.

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

Kitchen/Lounge (3.47m x 3.82m) (11.39ft x 12.53ft) approx.
This bright open plan has windows to front and side. The kitchen area consists of base and wall units, sink and drainer with mixer tap, integrated electric oven, double hob, extractor fan and integrated fridge. Cupboard housing boiler. Breakfast bar unit built into windowsill for dining. The room also provides space for living. There is space for a sofa and there is a TV point to have TV on the wall. Cupboard housing electrics above front entrance door. Access to loft, wet room and bedroom.

**Type:** Semi Detached Bungalow, Cottage

**Availability:** For Sale

**Bedrooms:** 1

**Bathrooms:** 1

**Reception Rooms:** 1

**Parking:** Off Road Parking

**Recently renovated:**

**Modern features:**

**Walk from the Beach:**

**Perfect holiday home:**

Wet Room (1.51m x 2.66m) (4.96ft x 8.74ft) approx.
Large modern wet room with Velux window to rear. 3 piece suite comprising of W.C., wash-hand basin and Mira sport shower. There is an electric towel rail. The wet room is tiled from floor to ceiling with under floor heating.

Bedroom (3.41m x 2.29m) (11.19ft x 7.51ft) approx.
Accessed off of the kitchen, there is a corridor to the bedroom, on one side of the corridor is a large double wardrobe with shelving and railing. Bedroom is nicely presented with front and rear windows providing natural light

Property is all electric heating and new double glazed windows.

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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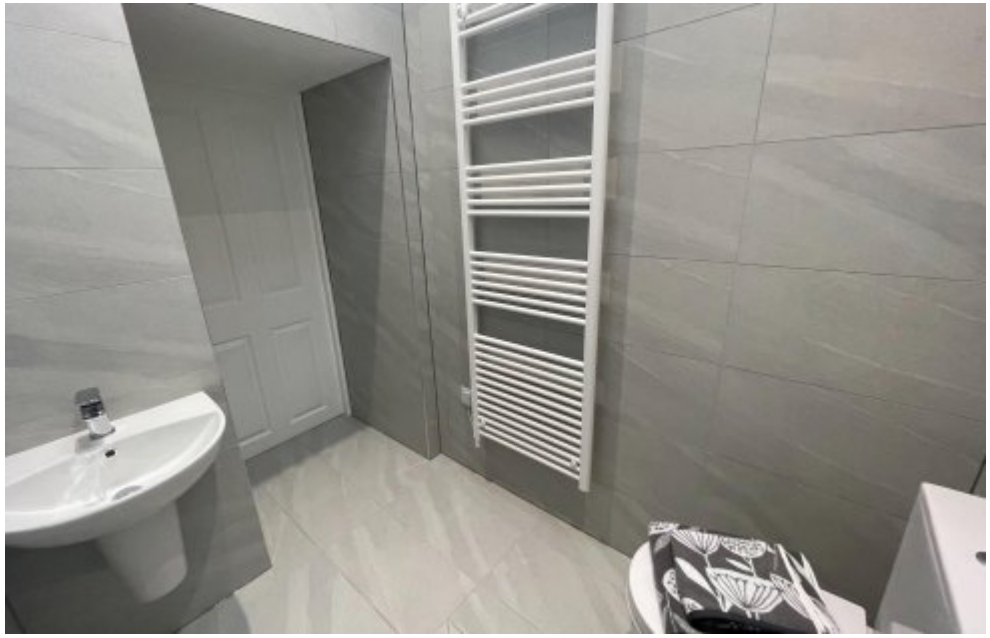


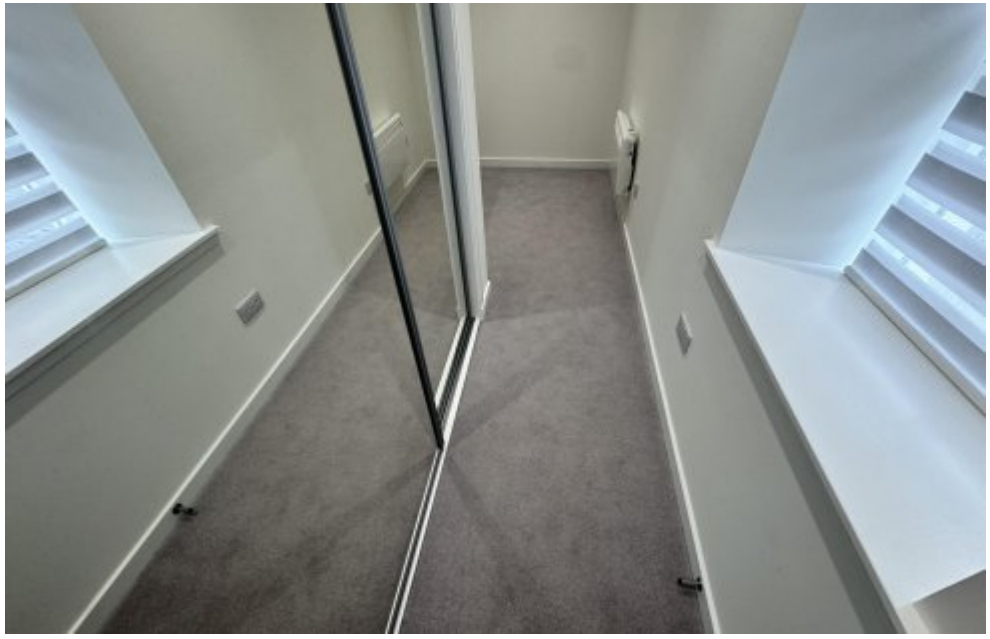














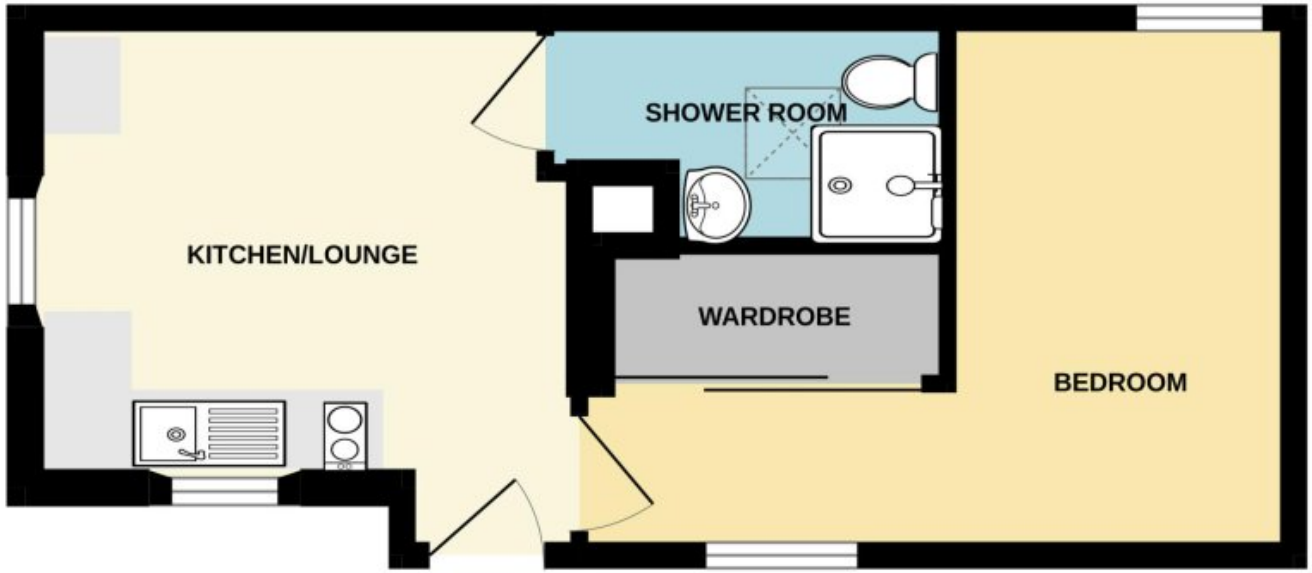








# GROUND FLOOR




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.

- Trusted since 1993
- Property specialists
- Local to you
- Plain speaking
- Experts who listen
- Full legal service

# Get in touch

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


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Banff: 01261 815678
Banff Meeting Rooms: 01261 815678
Buckie: 01542 831307
Elgin: 01343 544466

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