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LAW PRACTICE

20 Provost Gordon Terrace, Banff, AB45 1FA
£185,000 offers over

Property summary

We are delighted to offer for sale this 3 bedroom spacious detached bungalow in a quiet cul-de-sac in Banff. The property, which boasts sea views, comprises: lounge, kitchen, utility room, 3 bedrooms, bathroom and W/C, front, side and rear gardens with single garage, driveway and 2 small garden sheds

This property would make the ideal family home benefiting from spacious rooms, ample storage and plenty garden area.

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 – E

EPC Band – D

Full details

Entry – Entry is gained via the front partially glazed opaque exterior door leading into the entry, through a partially glazed interior door into the hallway. There is a small cupboard in the entry which houses the electrics. The hallway gives access to the lounge, kitchen, W/C, 3 bedrooms and bathroom as well as multiple cupboards all providing ample storage space and one of which housing the boiler. Loft hatch can also be accessed here, the loft benefits from a Ramsay ladder, power and light and double insulation.

Type: Detached Bungalow

Availability: For Sale

Bedrooms: 3

Bathrooms: 2

Reception Rooms: 1

Parking: Driveway, Single Garage

Outside Space: Front Garden, Rear Garden

Council Tax Band: E

W/C – (2.05m x 1.23m) (6.73ft x 4.03ft) approx.

As you enter the hallway, there is a small W/C comprising toilet and sink with two taps and mirror above. Front facing opaque window provides natural light.

Lounge – (8.75m x 4.45m) (28.71ft x 14.59ft) approx.

This spacious and bright room has front and rear windows providing natural light. Front window overlooks the front garden and driveway whilst the rear window overlooks the rear garden and offers spectacular sea views. There is a large space perfect for open plan dining. Sliding hatch through to the kitchen. The large electric fireplace is the focal point of the room.

Kitchen – (2.89m x 3.54m) (9.48ft x 11.61ft) approx.

The kitchen has ample base and wall units with under counter space for white goods and sink with a drainer and mixer tap, electric cooker. Large rear window overlooks the rear garden and offers sea views. Access to the utility room can be gained.

Utility Room – (2.54m x 1.62m) (8.33ft x 5.31ft) approx.

The utility room has under counter space for white goods and sink with a drainer and mixer tap. Partially glazed exterior door with small window panel to side, leads out to the steps to the rear garden.

Bathroom – (1.95m x 2.83m) (6.39ft x 9.29ft) approx.

The bathroom has a 3 piece suite consisting of W/C with small storage cupboard above, wash hand basin with two taps and mirror above, bath with overhead shower. An understairs storage cupboard provides additional storage. A rear facing opaque window provides natural light.

Bedroom 1 – (3.95m x 3.55m) (12.95ft x 11.65ft) approx.

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Rear facing window provides natural light and offers amazing sea views. Double sliding wardrobe with railing and shelves provide ample storage.

Bedroom 3 – (3.04m x 3.43m) (9.97ft x 11.25ft) approx.

Front facing window overlooks front garden and provides natural light. Built in double sliding wardrobes with shelving and rails provides storage.

Bedroom 2 – (2.96m x 3.50m) (9.71ft x 11.48ft) approx.

Front facing window overlooks front garden and provides natural light. Built in cupboard/wardrobe with shelving and railing.

Outside – Good sized front and rear gardens mainly laid to lawn with slabbed pathways and flower beds. The front garden has steps from the front door on to the mainly laid to lawn front garden. Slabbed pathway front door takes you round the side of the house where there are 2 small garden sheds included in the sale. The rear garden is mainly laid to lawn and offers sea views. Fencing along the boundaries. Large driveway to accommodate several cars and semi-detached single garage with electric roller door and external door at the rear. Garage has power and light.

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GARAGE



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.

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