

grantsmith
LAW PRACTICE

21 Wilson Crescent, Whitehills, AB45 2LW
£95,000 under offer

Property summary

HOME REPORT VALUATION £100,000

We are delighted to offer for sale this 2 bedroom end-terraced bungalow located in a popular residential area of Whitehills. The property comprises: kitchen, lounge, 2 bedrooms, bathroom, on-street parking large front, side and rear gardens, greenhouse and garden shed.

This property would make the ideal first time buy or as a perfect renovation project.

Whitehills is a small fishing village on the Moray Firth coast approximately 2 miles west of Banff. There are some local shops and good shopping facilities in neighbouring Banff along with a variety of leisure activities. Aberdeen is approximately 50 miles distant.

Viewing is recommended to appreciate this property.

COUNCIL TAX BAND – A

EPC BAND - D

Full details

Entry – Entry is gained via the front partially glazed exterior door leading into the entry, through a partially glazed interior door into the hallway. The hallway gives access to both bedrooms 1 and 2, lounge and bathroom.

Bedroom 1 – (4.19m x 3.17m) (13.75ft x 10.40ft) approx.

Spacious room with large front window overlooking the front garden and providing natural light.

Type: Bungalow

Availability: Under Offer

Bedrooms: 2

Bathrooms: 1

Reception Rooms: 1

Parking: On Road Parking

Outside Space: Front Garden, Rear Garden

Council Tax Band: A

Front & Rear Garden:

2 Good-Sized Bedrooms:

:

Bedroom 2 – (3.49m x 3.24m) (11.45ft x 10.63ft) approx.

Rear window overlooking the rear garden and provides natural light.

Bathroom – (1.58m x 3.35m) (5.18ft x 10.99ft) approx.

The bathroom has a 3 piece suite consisting of W/C, wash hand basin with two taps and bath with shower head attachment. A rear facing opaque window provides natural light.

Lounge – (4.25m x 4.27m) (13.94ft x 14.01ft) approx.

This spacious and bright room has a large front window overlooking the front garden. Small cupboard with shelving provides additional storage. Access to the kitchen.

Kitchen – (3.61m x 2.36m) (11.84ft x 7.74ft) approx.

The kitchen has ample base and wall units, space for white goods and sink with drainer and two taps. Rear window overlooks rear garden. Electrics can be found above the kitchen/lounge door. Access to loft hatch. An exterior door from the kitchen leads out to steps to the rear garden.

Outside – The front garden is mainly laid to lawn with bushes and shrubs. Slabbed pathway leads you from the front gate to the rear garden. Steps to front and rear exterior door. The rear garden has slabbed pathways and is mainly soiled ground with parts being laid with chip stone. There is a large green house and shed that is to be included in the sale.

Type: Bungalow

Availability: Under Offer

Bedrooms: 2

Bathrooms: 1

Reception Rooms: 1

Parking: On Road Parking

Outside Space: Front Garden, Rear Garden

Council Tax Band: A

Front & Rear Garden:

2 Good-Sized Bedrooms:

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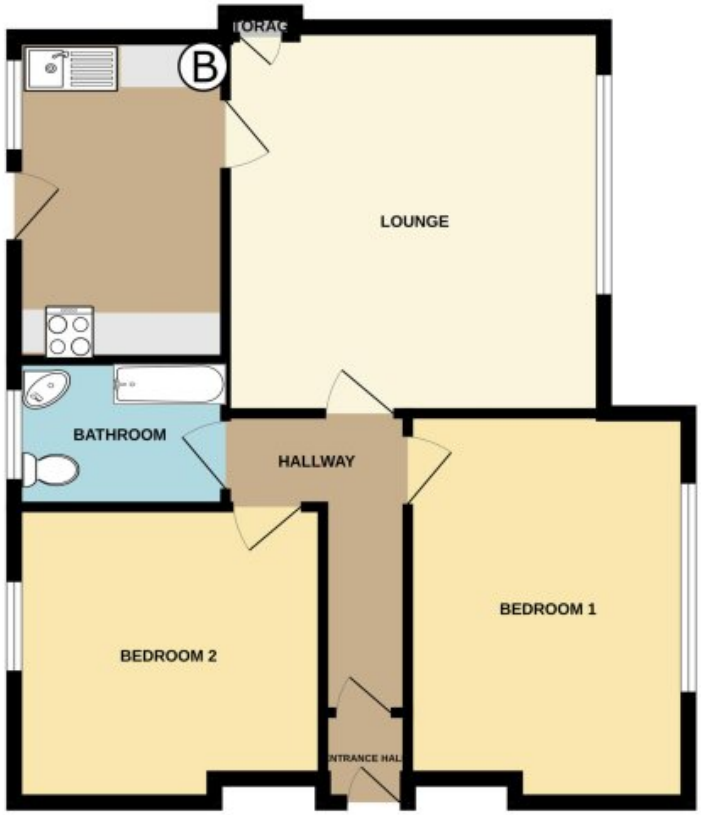








GROUND FLOOR



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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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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