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LAW PRACTICE

23 Smith Road, Banff, AB45 1BN  
£105,000 offers over

## Property summary

We are delighted to offer for sale this 2 bedroom semi-detached dwellinghouse located in a popular residential area of Banff. The property comprises lounge, kitchen, first floor: bathroom, 2 bedrooms, front and rear gardens.

This property is neutrally decorated throughout with light painted walls and neutral carpeting and vinyl flooring in the kitchen and bathroom. It would make an ideal first time buy or small family home.

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: A EPC Band: D

## Full details

### Entry

Entry is gained via the front exterior partially glazed door leading to a small hall. The hall provides access to the staircase and lounge, with a small built in cupboard under the stairs with storage and electrics.

### Lounge (3.15m x 6.15m) (10.33ft x 20.17ft) approx.

Front and rear facing windows overlook their respective gardens. An electric fireplace is a central focal point of the room. Access to the kitchen can be gained through this room.

### Kitchen (1.90m x 3.80m) (6.23ft x 12.46ft) approx.

Rear facing window overlooks the rear garden, a side opaque glazed exterior door leads to the

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**Type:** End Of Terrace House

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**Availability:** For Sale

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**Bedrooms:** 2

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**Bathrooms:** 1

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**Reception Rooms:** 1

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**Parking:** On Road Parking

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**Outside Space:** Front Garden, Rear Garden

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**Council Tax Band:** A

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**2 Bedrooms:**

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**Front and Rear Gardens:**

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**Ideal First Time Buy:**

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side pathway of the property, giving access to the front and rear gardens. The kitchen has ample base and wall units featuring an integrated oven, electric hob with overhead extractor fan, space for white goods and a sink with mixer tap and drainer.

#### **First Floor**

The landing has a side facing window looking out over Smith Road. Access to both bedrooms 1 & 2 and the bathroom. A hatch gives access to the loft space.

#### **Bedroom 1** (2.92m x 4.20m) (9.58ft x 13.77ft) approx.

A front facing window overlooks the front garden. A built in shelved cupboard provides the room with additional storage.

#### **Bathroom** (1.70m x 1.90m) (5.57ft x 6.23ft) approx.

A rear opaque window provides natural light. The bathroom features a three piece suite including a W/C, basin sink with mixer tap and bath with overhead shower.

#### **Bedroom 2** (3.15m x 3.22m) (10.33ft x 10.56ft) approx.

A rear facing window overlooks the rear garden.

#### **Outside**

The front garden has a paved pathway leading from the pavement to the front door and side gate. On either side of the pathway is an area laid to lawn and an area laid with stone chips. There are some mature hedges and trees.

The rear garden is mainly laid to lawn with a paved area next to the wooden shed and a paved area for off street parking. The garden is fully enclosed with access being gained from the side gate and a rear double gate.

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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans, consequential losses arising from errors, omissions, measurements and any other items are not responsible to be 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 operational 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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## 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

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