



  
**grantsmith**  
LAW PRACTICE

3 Clunie Street, Banff, AB45 1HY  
£145,000 offers over

## Property summary

We are delighted to offer for sale this 3 bedroom modernly decorated mid-terraced dwellinghouse located in a popular residential area of Banff. The property comprises on ground floor: lounge, sitting room, dining kitchen and rear vestibule and on the first floor: shower room and 3 bedrooms. There is a fully enclosed rear garden with summerhouse, store and small outbuilding.

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

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: B EPC Band: C Category 'C' Listed Building

## Full details

### ENTRY

Entry is gained via the front partially glazed exterior door leading into the hallway. The hallway gives access to the lounge, sitting room, and staircase.

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**Type:** Terraced House

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**Availability:** For Sale

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**Bedrooms:** 3

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**Bathrooms:** 1

---

**Reception Rooms:** 2

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**Parking:** On Road Parking

---

**Outside Space:** Rear Garden

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**Council Tax Band:** B

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**Summerhouse:**

---

**Rear Garden:**

---

**3 Bedrooms:**

---

**Family Room/Sitting Room:**

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## **SITTING ROOM**

(4.36m x 4.38m) (14.31ft x 14.31ft) approx.

The sitting room is neutrally decorated. There is a gas fire making it the focal point of the room. Front window overlooks Clunie Street and rear window over looks the rear garden, both providing natural light.

## **LOUNGE**

(3.99m x 4.38m) (13.10ft x 14.37ft) approx.

The lounge is also neutrally decorated with the multi-fuel fire being the focal point of the room. A front window looks out on to Clunie Street. There is a cupboard under the window housing the electrics. Access can be gained to the kitchen.

## **DINING KITCHEN**

(4.29m x 5.01m) (14.07ft x 16.43ft) approx.

The kitchen has ample base and wall units, space for white goods and sink with a drainer and mixer tap. Gas stove with overhead extractor fan. Side and rear facing windows overlook the rear garden. An internal sliding door from the kitchen leads out to the rear porch that provides access to the side external door leading to the rear garden.

## **REAR PORCH**

(1.44m x 1.41m) (4.72ft x 4.62ft) approx.

Rear porch can be accessed via the kitchen. Side external door leads to garden.

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## FIRST FLOOR

The staircase leads on to a carpeted landing, rear opaque window provides natural light. Access can be gained to all 3 bedrooms and shower room.

### BEDROOM 1

(3.22m x 4.48m) (10.56ft x 14.69ft) approx.

Bedroom 1 is modernly decorated with a 3 door sliding wardrobe, the middle door being mirrored, with shelving and rails providing ample storage. There is also a cupboard providing additional storage with shelving. 3 front facing windows overlook Clunie Street and provide natural light.

### BEDROOM 2

(4.43m x 3.77m) (14.53ft x 12.36ft) approx.

Bedroom 2 is spacious with a 5 door sliding wardrobe providing ample storage, all shelved and with rails. 3 front windows overlook Clunie Street and provide natural light.

### SHOWER ROOM

(3.15m x 1.59m) (10.33ft x 5.21ft) approx.

The shower room has a 3 piece suite consisting of W/C, large rectangular sink with mixer tap and shower. There is two slim storage cupboards and storage underneath the sink also.

Above the sink there is a wall-mounted light-up mirror. A side facing opaque window provides natural light.

### BEDROOM 3

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**Type:** Terraced House

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**Availability:** For Sale

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**Bedrooms:** 3

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**Bathrooms:** 1

---

**Reception Rooms:** 2

---

**Parking:** On Road Parking

---

**Outside Space:** Rear Garden

---

**Council Tax Band:** B

---

**Summerhouse:**

---

**Rear Garden:**

---

**3 Bedrooms:**

---

**Family Room/Sitting Room:**

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(3.22m x 3.15m) (10.56ft x 10.33ft) approx.

Side facing window overlooks rear garden. A 3 door sliding wardrobe with shelving and rails.

Loft hatch can be accessed. Loft has power and light and is floored. Boiler is situated in the loft space.

## **OUTSIDE**

A fully enclosed rear garden can be accessed via the rear porch off the side of the kitchen. Good-sized garden mainly surfaced in chip stones and paving for pathways. To the rear of the garden there is an adjoining outbuilding comprising shed and store. There is also a large, modernly decorated and well kept summerhouse and store. All outbuildings have power and light.

Gas meter can be found at the rear of the property.

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GROUND FLOOR



1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplans 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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To arrange a viewing or discuss your property, get in touch with us today.

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Aberdeen: 01224 621620

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