

grantsmith
LAW PRACTICE

31 Malcolm Road, Banff, AB45 1DA
£120,000 under offer

Property summary

CLOSING DATE SET FOR THURSDAY 15TH OCTOBER AT 10.00

We are delighted to offer for sale this 3 bedroom semi-detached dwellinghouse located in a popular residential area of Banff. The property comprises: lounge, dining kitchen, shower room, 3 bedrooms, large driveway, single garage, front and rear gardens.

This property would make the ideal first time buy or family home benefiting from spacious rooms and large garden.

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. Banff Academy, Banff community and sports centre and local bus routes all within easy walking distance form the property.

Viewing is recommended to appreciate this property.

COUNCIL TAX BAND – A

EPC BAND – D

Type: Semi-Detached House

Availability: Under Offer

Bedrooms: 3

Bathrooms: 1

Reception Rooms: 1

Parking: Driveway, Off Road Parking, Single Garage

Outside Space: Front Garden, Rear Garden

Council Tax Band: A

3 Bedrooms:

Single Garage:

Driveway:

Full details

Entry – Entry is gained via the front partially glazed exterior door leading into the entry. Storage cupboard housing electrics. Access to stairs to first floor.

Lounge – (6.13m x 3.52m) (20.11ft x 11.55ft) approx.

Electric fireplace is the focal point of the room. Large front bay window overlooks front garden and driveway. French doors give access to rear garden and provides natural light. Access to dining kitchen.

Dining Kitchen – (6.27m x 2.83m) (20.57ft x 9.28ft) approx.

The dining kitchen has ample base and wall units, undercounter space for white goods, integrated oven, sink with drainer and mixer tap. Gas hob with overhead extractor fan. Rear window overlooks rear garden and side window overlooks driveway both provide natural light. Boiler in corner of kitchen. Side door gives you access to driveway.

First floor – The staircase leads on to the landing, access can be gained to all bedrooms and shower room. Access to loft via Ramsay ladder. Loft is floored with power and light and has a side skylight that provides natural light.

Shower Room – (2.14m x 1.52m) (7.02ft x 4.99ft) approx.

The shower room has a 3 piece suite consisting of W/C, wash hand basin with two taps and enclosed corner shower unit. A rear facing opaque window provides natural light.

Bedroom 3 – (1.87m x 3.42m) (6.14ft x 11.22ft) approx.

Front window overlooks the front garden, street and driveway. Built-in wardrobe with single sliding door provides additional storage.

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Driveway:

Bedroom 2 – (3.66m x 2.58m) (12.01ft x 8.46ft) approx.

Rear facing window overlooks rear garden area and provides natural light. Double mirror sliding wardrobe with shelving and railing provides ample storage.

Bedroom 1 – (3.41m x 3.61m) (11.19ft x 11.84ft) approx.

Large front facing window overlooks front garden, street and driveway. Triple mirror sliding wardrobe with shelving and railing provides ample storage.

Garage – (2.82m x 5.70m) (9.25ft x 18.70ft) approx.

Single detached garage with side window and side door. Vehicular access gained by the front metal garage door.

Outside – The front garden is mainly laid with stone chips, plants and shrubbery. A large driveway provides off-street parking and leads to the rear garden, which can also be accessed via a side gate. The rear garden is predominantly laid with stone chips and has slabbed pathways. From the lounge patio doors, there is access to a patio area with steps leading down to the rear garden, where there is a rotary dryer and access to the side door of the garage. Gas meter is located at the front of the house.

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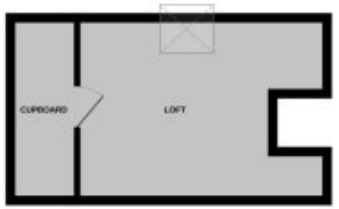
GROUND FLOOR



1ST FLOOR



LOFT



GARAGE



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.

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- Local to you
- Plain speaking
- Experts who listen
- Full legal service

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