



grantsmith  
LAW PRACTICE

32 Victoria Gardens, Banff, AB45 2JG  
£210,000 offers over

## Property summary

We are pleased to present for sale this attractive detached three-bedroom property with an enclosed rear garden and garage, located in a popular residential area of Banff. The property enjoys sea views and is conveniently situated near Banff Beach and local amenities.

The property features a large dining kitchen, utility room, lounge, bathroom, and three bedrooms. The enclosed rear garden is laid with lawn and paving, and the side garden, also laid with lawn, connects the front and rear gardens. Additional features include a garage and a large driveway that can accommodate multiple vehicles. This property is an ideal family home, offering spacious rooms and a private rear garden with stunning sea views.

Banff is located on the Moray Firth coast at the mouth of the River Deveron and is known for its historic and tourist appeal. Approximately 46 miles from Aberdeen, Banff offers a variety of shops and local services. Recreational facilities such as golf, fishing, bowling, swimming, sailing, and other water sports are all easily accessible.

## Full details

### Entrance

Access into the vestibule is via an exterior uPVC door. The vestibule leads into the hallway, which gives access to all accommodation.

### Lounge 5.97m x 4.34m

A good-sized room with front-facing windows and a feature alcove.

### Dining Kitchen 7.04m x 3.45m

Fitted with a selection of base and wall-mounted units with tiled splashback. Features a stainless steel sink with a mixer tap and drainer, integrated double electric oven, electric ceramic hob, and overhead extractor fan. Ample space for a dining set. Rear-facing window with sea views. Patio doors lead out to the rear garden.

### Bedroom 1

Windows overlooking the front of the property. Walk-in wardrobe. Fitted carpet.

### Bedroom 2 4.23m x 3.27m

Window overlooking the rear of the property. Built-in wardrobe with hanging rail and shelf providing storage. Fitted carpet.

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**Type:** Detached Bungalow

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**Availability:** For Sale

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**Bedrooms:** 3

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**Bathrooms:** 1

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**Reception Rooms:** 1

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**Parking:** Driveway, Off Road Parking, Single Garage

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**Outside Space:** Rear Garden

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**Council Tax Band:** E

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**Bedroom 3** 4.20m x 2.62m

Side-facing window with sea view. Built-in wardrobe. Fitted carpet.

**Bathroom** 2.88m x 2.76m

Fitted with a three-piece suite comprising a corner bath, W.C. and wash hand basin set within a vanity unit. Features a wall-mounted mirror with shelving, and a selection of cabinets and drawers for storage. Separate shower with aqua panelling. Tiling around the bath area. Frosted glass window provides privacy and natural light.

**Utility Room** 2.56m x 1.65m

Fitted with base units with worktop surface. Stainless steel sink. Spaces for washing machine and tumble dryer. Partially tiled. Access hatch to loft.

**Outside**

Garden grounds surround the property. The front garden is laid to lawn, while the side and rear enclosed gardens are laid partially to lawn and partially to paving slabs. There is a lock block driveway at the front of the property that can accommodate multiple vehicles.

There is a detached tandem garage with power and light. Vehicular access is via a manual up-and over single metal door, and there is an external pedestrian door to the garden.

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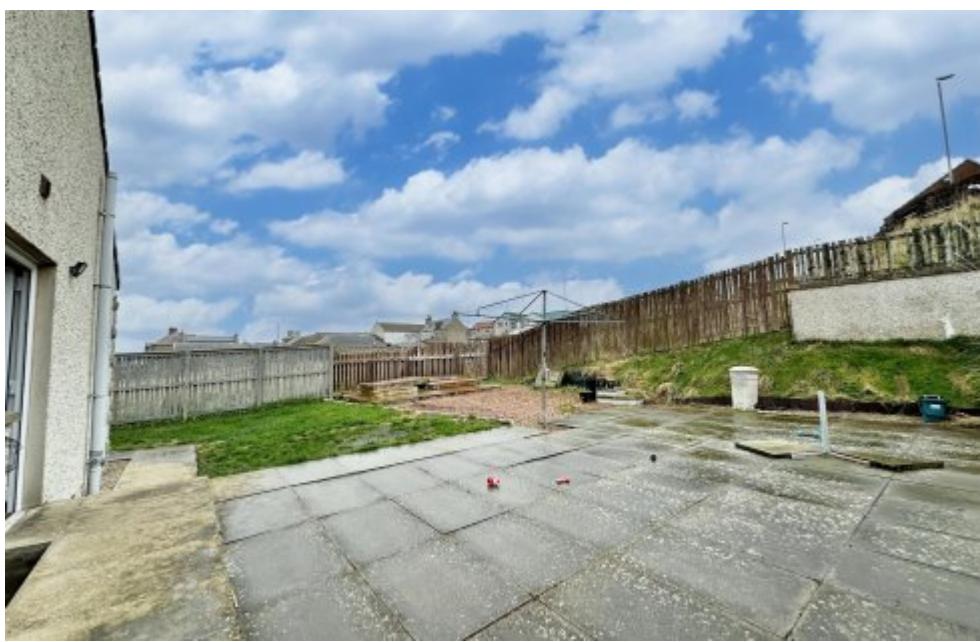
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**Council Tax Band:** E









## 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

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Banff: 01261 815678

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