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LAW PRACTICE

37 St Catherine Street, Banff, AB45 1JQ
£110,000 offers over

Property summary

We are delighted to offer for sale this 3 bedroom traditional end-terraced dwellinghouse located in a popular residential area of Banff. The property comprises ground floor; lounge, dining kitchen, rear porch and downstairs W/C first floor; bathroom and 3 bedrooms, rear low-maintenance garden.

This property would make the ideal family home or first-time buy 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 – D

EPC BAND - D

Full details

Entry – Entry is gained via the front exterior door leading into the entrance hall. The hallway gives access to the lounge, dining kitchen, downstairs W/C, large understairs cupboard with hooks and shelving and staircase.

Lounge – (4.58m x 4.64m) (15.03ft x 15.22ft) approx.

Type: End Of Terrace House

Availability: For Sale

Bedrooms: 3

Bathrooms: 2

Reception Rooms: 1

Parking: On Road Parking

Outside Space: Rear Garden

Council Tax Band: D

Spacious room with large front window and cupboard housing electrics underneath. Two alcoves, one with built in shelving.

Dining Kitchen – (5.64m x 3.11m) (18.50ft x 10.20ft) approx.

The kitchen has ample base and wall units, island with large cupboard and drawers, space for white goods, alcove spacing for fridge freezer, sink with drainer and mixer tap and gas cooker with overhead extractor fan. Large rear facing window looks out on to the garden. Partially glazed door through to rear porch.

Rear Porch– (2.30m x 1.35m) (7.55ft x 4.43ft) approx.

Accessed via the kitchen, the rear porch has side and rear windows that over look the garden and provide lots of natural light. Partially glazed exterior door provides access to the rear garden.

Downstairs W/C – (0.99m x 1.26m) (3.25ft x 4.13ft) approx.

The downstairs W/C consists of W/C and corner sink with mixer tap.

First floor – The stair case leads on to a carpeted landing, skylight provides natural light and small cupboard provides additional storage. Access can be gained to all 3 bedrooms, bathroom and loft.

Bathroom – (1.98m x 3.00m) (6.49ft x 9.84ft) approx.

The bathroom has a 4 piece suite consisting of W/C with storage cupboard above, rectangular basin sink with two taps, corner bath and large corner shower cubicle. A rear facing opaque

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window provides natural light.

Bedroom 1 – (4.13m x 3.36m) (13.55ft x 11.02ft) approx.

Bedroom 1 is a spacious room with a rear facing window that overlooks the rear garden and provides natural light.

Bedroom 2 – (4.68m x 2.19m) (15.35ft x 7.18ft) approx.

Front facing window overlooks St. Catherine Street. Two large built in wardrobes with shelving, provides additional storage.

Bedroom 3 – (2.65m x 3.72m) (8.69ft x 12.20ft) approx.

Front facing window overlooks St. Catherine Street. Large built in wardrobes with shelving and railing providing ample storage.

Outside – A fully enclosed rear garden can be access through the rear porch door leading to a slabbed patio area down steps or round the side of the property via a gate off of St. Catherine Street. Good sized garden mainly laid with slabs with rotary dryer. Square patioed area in front of the rear window, perfect for plant pots or alfresco dining. Outside hose to the rear of the house and gas meter on the side of the property.

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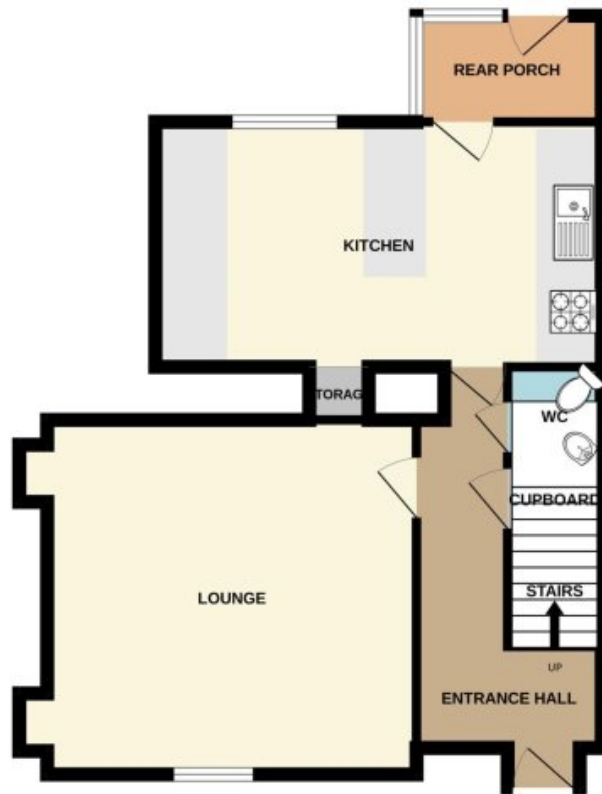








GROUND FLOOR



1ST 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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