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LAW PRACTICE

44 Addison Crescent, Banff, AB45 1BS
£115,000 under offer

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, downstairs W/C, bathroom,2 bedrooms, front and rear gardens.

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

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

Type: Semi-Detached House

Availability: Under Offer

Bedrooms: 2

Bathrooms: 2

Reception Rooms: 1

Parking: On Road Parking

Outside Space: Front Garden, Rear Garden

Council Tax Band: A

Front and Rear Gardens:

Full details

Entry – Entry is gained via the front partially glazed exterior door leading into the entry. Access to lounge and staircase to first floor.

Lounge – (4.39m x 3.63m) (14.40ft x 11.91ft) approx.

A feature wall incorporating an electric fireplace, a built-in TV recess and alcoves on either side forms the focal point of the room. A large front-facing window overlooks the front garden. Access leads through to the kitchen.

Kitchen – (3.69m x 2.35m) (12.11ft x 7.71ft) approx.

The kitchen has ample base and wall units, integrated oven, sink with drainer and mixer tap and electric cooker with overhead extractor fan, integrated whitegoods. Rear window over looks rear garden and provides natural light. Access to the rear porch.

Rear Porch – Partially glazed exterior side door, access to side path to rear or front garden. Access to W/C and large understairs cupboard.

Downstairs W/C – (1.32m x 1.11m) (4.33ft x 3ft) approx.

W/C and wash hand basin with mixer tap and storage cupboard underneath.

First floor – The stair case leads on to the landing, access can be gained to both bedrooms and bathroom. Side window provides natural light. Access to loft.

Bathroom – (2.02m x 1.71m) (6.63ft x 5.61ft) approx.

The bathroom has a 3 piece suite consisting of W/C, wash hand basin with mixer tap and storage cupboard underneath and bath with overhead shower. A rear facing opaque window provides natural light.

Bedroom 1 – (4.09m x 3.28m) (13.42ft x 10.76ft) approx.

Front window overlooks the front garden and provides natural light. Built-in wardrobe with shelving and railing provides additional storage.

Bedroom 2 – (3.42m x 3.00m) (11.22ft x 9.84ft) approx.

Rear facing window overlooks rear garden area and provides natural light.

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Front and Rear Gardens:

Outside – A front gate opens into the garden, which is mainly laid to lawn with stone-chipped and paved areas. Steps lead up to the property's front entrance.

A side gate provides access to the rear garden, which is predominantly laid with stone chips and slabbed pathways, a garden shed and a large decked area ideal for alfresco dining. The gas meter is located at the side of the house.

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Front and Rear Gardens:
















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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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