



62A St Catherine Street, Banff, AB45 1JU
£60,000 under offer

Property summary

We are delighted to offer for sale this 2 bedroom first floor flat with spectacular sea views in Banff. The property comprises: lounge, kitchen, shower room, 2 bedrooms front garden, shared access to rear with rear drying green with rotary dryer.

This property would make the ideal first time buy or buy to let investment 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 – A

EPC BAND - C

Full details

Entry – Entry is gained via the front partially glazed exterior door leading into the entrance hall. Stairs to the right lead you to the landing.

First floor – The stair case leads on to the landing, front window provides natural light. Access can be gained to bedroom 1, shower room, kitchen and lounge.

Bedroom 1 – (3.67m x 4.05m) (12.04ft x 13.29ft) approx.

Large rear window overlooks the rear garden area. Built-in wardrobe with shelving provides additional storage.

Shower Room – (1.81m x 1.50m) (5.94ft x 4.92ft) approx.

Type: Flat

Availability: Under Offer

Bedrooms: 2

Bathrooms: 1

Reception Rooms: 1

Parking: On Road Parking

Outside Space: Front Garden, Rear Garden

Council Tax Band: A

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

Kitchen – (3.14m x 1.64m) (10.30ft x 5.38ft) approx.

The kitchen has ample base and wall units, undercounter space for white goods and sink with a drainer and mixer tap. Gas cooker with overhead extractor fan. Large side facing window boasts spectacular sea views and front opaque window, both provide natural light. Boiler in corner of kitchen with 'Hive' heating system connected.

Lounge – (4.90m x 3.70m) (16.07ft x 12.14ft) approx.

Large side window boasts sea views from lounge and provides natural light. Access to bedroom 2.

Bedroom 2 – (2.78m x 4.01m) (9.12ft x 13.15ft) approx.

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

Outside – There are steps from St. Catherine Street up to a slabbed path way that is shared with the ground floor flat. The front garden area that is mainly laid to lawn, fenced and gated off, is owned by 62A St Catherine Street. Through a side gate next to the front of the property there is access to the rear. Rear drying green is fenced off, laid to lawn and has a rotary dryer. There is an outdoor tap and outdoor electric sockets, both can be found at the side of the property.

Please refer to the plan. The subjects at 62A St Catherine Street, Banff are tinted blue and include the three areas of ground tinted pink and the path tinted mauve. The drying green tinted yellow and the path tinted brown are shared with the ground-floor flat at 62 St Catherine Street

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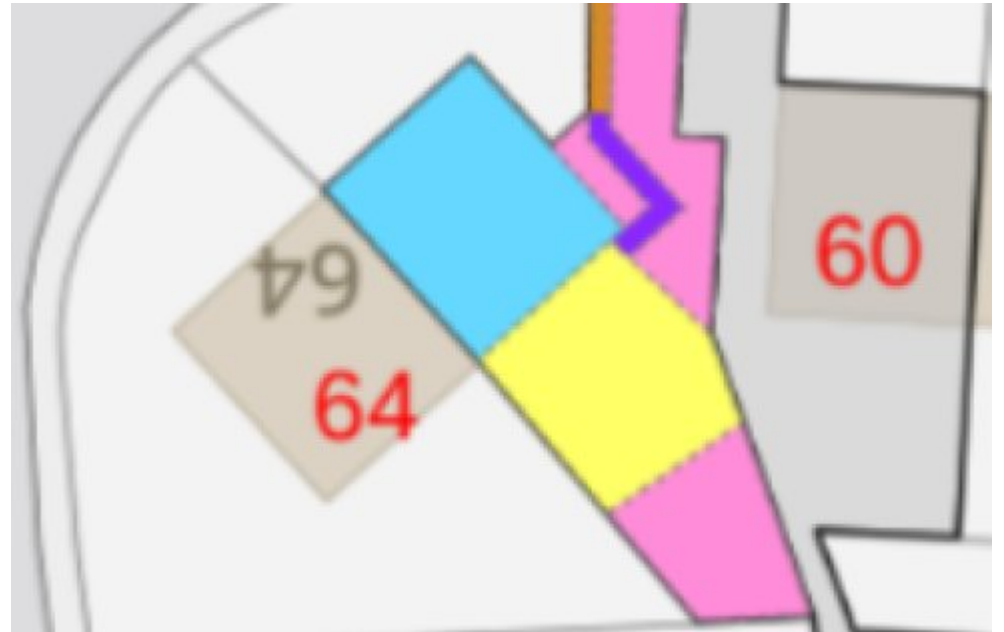
Council Tax Band: A

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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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