



  
**grantsmith**  
LAW PRACTICE

67 St. Catherine Street, Banff, AB45 1JU  
£120,000 in the region of

## Property summary

\*\*\*HOME REPORT VALUATION £130,000\*\*\*

We are delighted to offer for sale this 2/3 bedroom traditional semi-detached dwellinghouse located in a popular residential area of Banff. The property comprises on ground floor: lounge, bedroom3/family room, kitchen, bathroom and on the first floor: bathroom and 2 bedrooms. There is a fully enclosed rear garden with small detached garage.

This property would make the ideal family home 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: B EPC Band: E

## Full details

### ENTRY

Entry is gained via the front exterior door leading into the entry, through a partially glazed interior door into the hallway. The hallway gives access to the lounge, family room/bedroom 3, downstairs bathroom and staircase.

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**Type:** Semi-Detached House

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**Availability:** For Sale

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**Bedrooms:** 2

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**Bathrooms:** 2

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**Reception Rooms:** 2

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**Parking:** On Road Parking, Single Garage

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**Outside Space:** Rear Garden

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**Council Tax Band:** B

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**2/3 Bedroom Traditional House:**

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**Single Garage:**

---

**Large Rear Garden:**

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## **BEDROOM 3/FAMILY ROOM**

***(3.53m x 3.39m) (11.58ft x 11.12ft) approx.***

This multipurpose room is neutrally decorated with wallpaper, carpet and traditional style coving. Small storage/display cupboard built into the wall with a glass panel door . Alcove with shelf and built in cupboard houses the electrics. Front facing window overlooks St Catherine Street.

## **LOUNGE**

***(5.56m x 3.24m) (18.24ft x 10.63ft) approx.***

The lounge is decorated with wallpaper and carpet. A side window looks out on to Wood Street and the rear window looks out onto the garden. There is a gas fireplace within a traditional style tiled fireplace making it the focal point of the room. Understairs storage and alcove with built in shelving provides additional storage. Access can be gained to the kitchen.

## **KITCHEN**

***(3.94m x 2.16m) (12.93ft x 7.09ft) approx.***

The kitchen has ample base and wall units, space for white goods and sink with a drainer and mixer tap. The kitchen benefits from two large storage cupboards with shelving. Table attached to the wall that folds down to save space, perfect for dining. Large rear facing window over looks the rear garden. An exterior door from the kitchen leads out to the steps to the rear garden.

## **DOWNSTAIRS BATHROOM**

***(3.67m x 2.06m) (12.04ft x 6.76ft) approx.***

The bathroom has a 4 piece suite consisting of W/C, rectangular sink with two taps, with mirror above, enclosed shower unit and bath. An understairs storage cupboard provides additional storage. A rear facing opaque window provides natural light.

## **FIRST FLOOR**

The staircase leads on to a carpeted landing, skylight provides natural light and boasts sea views from the first floor. Access can be gained to both bedrooms 1 & 2 and upstairs bathroom.

## **BEDROOM 1**

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***(4.76m x 3.74m) (15.62ft x 12.27ft) approx.***

Bedroom 1 is decorated with wallpaper and carpeted flooring. A front facing window overlooks St. Catherine Street and provides natural light.

### **UPSTAIRS BATHROOM**

***(2.27m x 1.44m) (7.45ft x 4.73ft) approx.***

The upstairs bathroom has a 3 piece suite consisting of W/C, rectangular basin sink with two taps and bath. Above the sink there is a wall-mounted light-up mirror which also provides storage. A front facing opaque window provides natural light. Loft hatch can be accessed.

### **BEDROOM 2**

***(3.60m x 3.44m) (11.81ft x 11.29ft) approx.***

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

### **OUTSIDE**

A fully enclosed rear garden can be accessed through the kitchen exterior door down steps or round the side of the property via a gate off of Wood Street. Good-sized garden mainly laid to lawn with slabbed pathways. Square patioed area in front of the kitchen window, perfect for plant pots or alfresco dining. At the bottom of the garden there is a small garage/shed which can be accessed via a side door from the garden or by the garage door on Wood Street. Gas meter can be found at the back of the property next to the rear garden gate and wall.

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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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To arrange a viewing or discuss your property, get in touch with us today.

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