



  
**grantsmith**  
LAW PRACTICE

Faerfield, 2 Colleonard Road, Banff, AB45 1DZ  
£200,000 fixed price

## Property summary

\*\*\*£30,000 UNDER HOME REPORT VALUATION\*\*\*

We are delighted to offer for sale this 3 bedroom detached bungalow located in a popular residential area of Banff. The property comprises lounge, dining room, kitchen, utility, bathroom, 3 bedrooms, driveway, garage, front and rear gardens.

This property would make the ideal family home benefiting from ample storage and off street parking.

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: E EPC Band: D

## Full details

### Entry

Entry is gained through a front exterior door leading to a vestibule which is laid with tile and decorated with wallpaper. A small built in cupboard houses the electrics. The vestibule leads to the hall, laid with carpet and decorated with wallpaper, which gives access to the lounge, kitchen, 3 bedrooms and bathroom. 4 built in storage cupboard with shelving provides ample additional storage. A ceiling hatch gives access to the loft.

**Lounge** (4.22m x 5.32m) (13.84ft x 17.45ft) approx.

Laid with carpet and decorated with wallpaper, this bright room features an electric fireplace with

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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, Single Garage

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**Outside Space:** Front Garden, Rear Garden

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**Council Tax Band:** E

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**3 Bedrooms:**

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**Front and Rear Gardens:**

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**Driveway and Single Garage:**

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surrounding mantel and shelved alcoves. A front facing window provides natural light and double glazed doors leads into the dining room.

**Dining Room** (2.85m x 4.11m) (9.35ft x 13.48ft) approx.

Access to the dining room can be gained via the lounge or kitchen. A rear facing window provides natural light to the room laid with carpet and decorated with painted walls.

**Kitchen** (3.34m x 3.50m) (10.95ft x 11.48ft) approx.

Laid with laminate and decorated with painted walls, the kitchen features ample base and wall units, an integrated grill and oven, a sink with mixer tap and drainer and gas hob with overhead extractor fan. A rear facing window provides natural light, and access to the utility, hall and dining room can also be gained.

**Utility** (1.81m x 3.53m) (5.93ft x 11.58ft) approx.

Laid with vinyl flooring and decorated with wallpaper, the utility has space for white goods and houses the boiler. A rear partially glazed exterior door gives access to the paved area of the rear garden. Built in cupboard with shelving gives additional storage.

**Bathroom** (2.23m x 3.52m) (7.31ft x 11.54ft) approx.

A rear facing opaque window provides natural light to the bathroom laid with tiles and decorated with half tiles and wallpaper. Consisting of a 4 piece suite of W/C, sink with mixer tap and unit, bath and enclosed shower.

**Bedroom 1** (3.51m x 4.11m) (11.51ft x 13.48ft) approx.

A rear facing window provides natural light to the bedroom, laid with carpet and decorated with wallpaper. Built in wardrobe with shelving and rail provides additional storage.

**Bedroom 2** (3.51m x 3.76m) (11.51ft x 12.33ft) approx.

A front facing window provides natural light to the bedroom, laid with carpet and decorated with wallpaper. A built in wardrobe with shelving and rail provides additional storage.

**Bedroom 3** (2.98m x 3.76m) (9.77ft x 12.33ft) approx.

A front facing window provides natural light to the bedroom laid with carpet and decorated with wallpaper. A built in wardrobe with shelving and rail provides additional storage.

**Outside**

A driveway with ample space for multiple cars leads to the rear garden and single garage. The garage is fitted with a up and over door and has front and side facing windows. The garden is mainly laid to lawn with hedges and flowers providing an enclosed feel to the garden. Paved pathways give access round the entirety of the property.

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**Garage** (4.86m x 6.33m) (15.94ft x 20.76ft) approx.

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# GROUND 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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## 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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Local to you

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Plain speaking

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Experts who listen

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Full legal service

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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

Banff Meeting Rooms: 01261 815678

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