

## 9 SANDYHILL ROAD BANFF



**PRICE: Offers around £100,000**  
**RENT : £480 furnished**

Attractive mid-terraced 2 bedroom dwellinghouse situated in an established residential area close to the town centre and within easy walking distance of all local amenities.

The property has been extensively refurbished by the present owner and would make an excellent first time buy. Full gas central heating and double glazing have been installed throughout. All carpets are included in the sale. Ample power points throughout.

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, schools and other local services. Recreational facilities such as golf, fishing, bowling, swimming, sailing and other water sports are all within easy reach.

## ACCOMMODATION

### Ground Floor

#### Entrance

Enter through part glazed hardwood exterior door to **Hall** with down light; coat hooks; staircase to first floor; window and glass door to **Lounge**.

**Lounge** – 18'1" (at widest) x 14'7" (at widest) x 9'3" (at narrowest) (5.51m x 4.44m x 2.82m) approx.



Window to front; wall mounted glass fronted gas fire; cupboards housing gas and electricity meters; large understair cupboard; window to hall; glazed panels to staircase and Dining Kitchen; coving; smoke alarm; 7 down lights; radiator; glass door to **Dining Kitchen**.

**Dining Kitchen** – 18'3" (at widest) x 11'6" (at widest) (5.56m x 3.50m) approx.



Window to rear overlooking small rear courtyard with steps up to gravel patio area; modern fitted kitchen with ample quality base and wall units in a light ash wood effect with blue marble effect worktops; matching breakfast bar; 1½ bowl stainless steel sink and drainer with mixer tap; integrated stainless steel gas hob with electric oven below; stainless steel chimney style cooker hood; T.V. point; space and plumbing for automatic

washing machine; space for fridge; wall mounted central heating boiler; coving; 12 down lights; radiator.

A fully carpeted staircase with wooden handrail leads to the first floor landing with 7 down lights; coving; radiator; understair area suitable for computer/work desk; panelled doors to **Bedroom 1** and **Bathroom**.

### **First Floor**

**Bedroom 1 – 18'7" (at widest) x 9'7" (at narrowest) x 12'3" (5.66m x 2.92m x 3.73m) approx.**



Window to front with views towards Duff House Golf Course and Banff Distillery; alcove with wash-hand basin and wall light with shaver point; telephone point; T.V. point; coving; 3 down lights; radiator.

### **Bathroom**



Frosted window to rear; 3 piece white suite comprising W.C., wash-hand basin and 'P' shaped bath with shower over and glass shower screen; fully tiled around bath/shower area; tiled to dado height on the remaining walls; vinyl flooring; 3 down lights; radiator.

A fully carpeted staircase with attractive wooden balustrade leads to the second floor landing with window to rear; smoke alarm; 3 down lights; panelled door to **Bedroom 2**.



## **Second Floor**

**Bedroom 2 – 16' (at widest) x 14'4" (at widest) (4.88m x 3.37m) approx.**



Dormer window to front giving extensive views over Banff Bay, towards Macduff and the Hill of Doune and towards the River Deveron, Banff Distillery and Duff House Royal Golf Club; T.V. point; telephone point; vanity unit with inset wash-hand basin; small alcove providing storage area; 2 open display shelves suitable for T.V. etc; part coombed ceiling; wall light with shaver point; coving; 5 down lights; radiator

## **OUTSIDE**

To the rear of the property is a small concrete area with steps leading up to the gravel patio with flower bed and stepping stones.

**Council Tax**

Band "A"

N.B. The existing Council Tax Band may be subject to alteration.

**Energy Performance Certificate**

Energy efficiency Rating: 'D'

**Services**

All mains services: electricity, gas, water and drainage.

**Post Code**

AB45 1GB

**Entry**

By arrangement.

**Viewing**

Strictly by appointment only by contacting the Selling Solicitors – Tel. (01261) 815678 or e-mail [banff@grantsmithlaw.co.uk](mailto:banff@grantsmithlaw.co.uk)

**Price**

Offers around **£100,000** are anticipated and should be submitted in writing to the selling solicitors.

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