



32 SMITH ROAD
BANFF
AB5 1BN

2 BEDROOMED END
TERRACED DWELLINGHOUSE

LOUNGE, KITCHEN,
2 BEDROOMS,
BATHROOM,
DRIVEWAY & REAR GARDEN,
EPC BAND C



Offers Over
£90,000



grantsmith
LAW PRACTICE

DESCRIPTION

Situated in a popular residential area of Banff close to both Primary and Secondary Schools is this end terraced home with front and rear gardens. This property boasts generous rooms sizes and benefits from double-glazing and gas central heating. This home would make an ideal first time buy or buy to let. Viewing is highly recommended to appreciate the accommodation and potential this property has to offer.

VIEWING

Viewing strictly by appointments only, please contact Grant Smith Law Practice on 01888 562245.

Entrance Hallway

Enter through part glazed exterior UPVC door to Hallway with under stair cupboard housing the central heating boiler. Staircase to first floor. Door into lounge.

Lounge (6.18m x 3.24m approx.)

A bright and spacious lounge with a large window overlooking the front of the property. Laminate flooring, radiator and access to the kitchen.

Kitchen (3.70m x 1.85m approx.)

Fitted with wall and base units with contrasting worktops which provide ample storage and work surface facilities. Breakfast bar, stainless steel sink with drainer. Electric oven and hob with extractor hood above. Space for washing machine and dishwasher. Rear facing window. Laminate flooring and radiator. Exterior door.

Upper floor

Fully carpeted staircase leading to the upper floor landing, access hatch to the loft, smoke alarm and radiator.



Bedroom 1 (4.10m x 2.93m approx.)

This spacious bedroom has a front facing window and cupboard. This room offers ample room for free standing furniture. Laminate flooring and radiator.

Bedroom 2 (3.25m x 3.14m approx.)

Double bedroom with built in cupboards, laminate flooring, radiator and rear facing window.

Bathroom

The bathroom is fitted with a white suite comprising w.c, wash hand basin and bath with overhead shower. Rear frosted window, radiator and usual bathroom fittings.

Outside

A driveway to the front of the property provides off street parking. The rear garden is fully enclosed providing a child/pet friendly environment, mainly laid in stone chips for easy maintenance with a large area of decking. Garden shed and rotary dryer.

Note

All carpets, curtains, light fittings and white goods are to be included in the sale.

Although these particulars are believed to be correct they are not warranted and are not to form any contract of sale.

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The Old Bank Buildings
Balmellie Street
Turriff
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Aberdeenshire
AB45 1AN
† 01261 815678
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Buckie
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