35 Low Street,

Banff, AB45 1AU

Price Over

£140,000

Under offer

5 3 2 275 m^2 EPC **E** Council Tax Band **D**

Contact Solicitor

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Features Garden Dev. opp

Description

Mid-Terraced 3-storey Townhouse with Garden

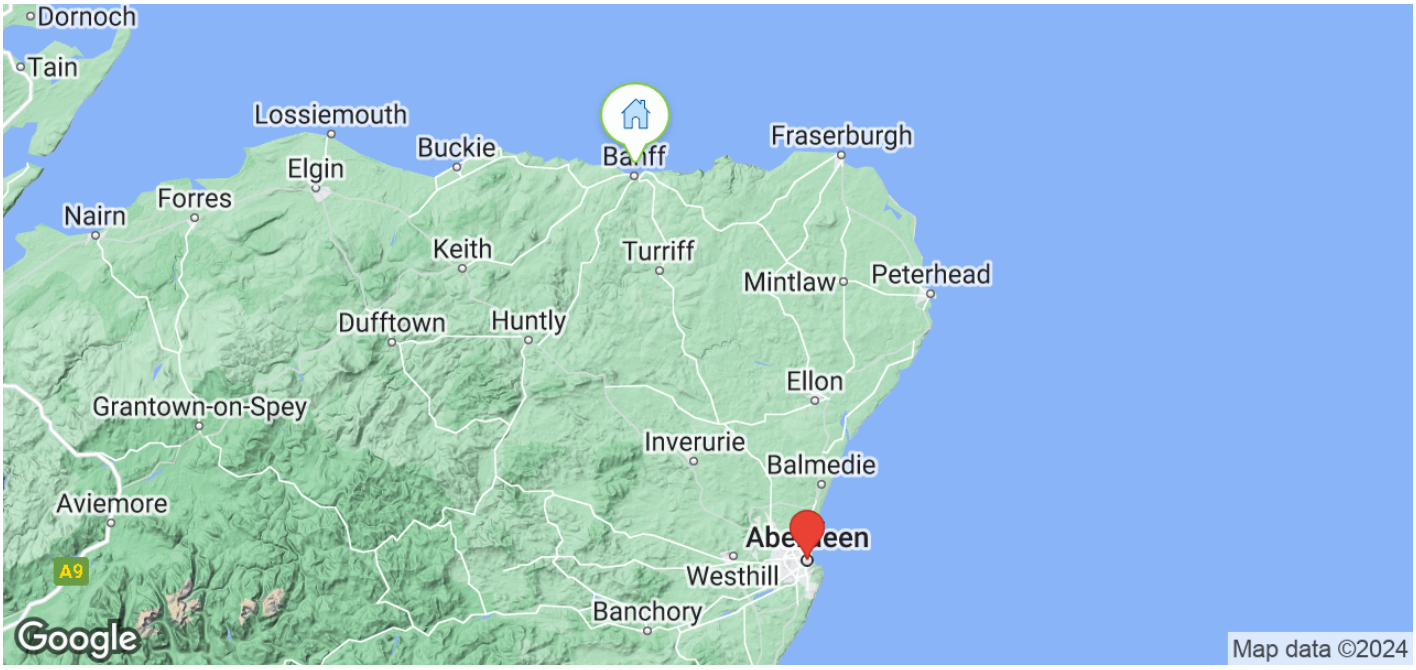
The property is situated within the centre of the coastal town of Banff and is spread over three floors and boasts 2 Lounges, Dining Kitchen, Dining Room, 5 Bedrooms, Office, Bathroom and Shower Room. The property is partially double glazed and benefits from gas central heating. An added bonus is the Store and Rear Garden with Summer House.

(Other Information)

Mains gas, electricity, water and drainage.

All fitted floor coverings, light fitments, curtains and blinds are to be included in the sale.

The property has potential for sub-division subject to obtaining the necessary Local Authority consents. The current owner has advised that there may be development grants available within the Low Street area of Banff.



Accommodation comprises

Entrance: UPVC exterior door leads into the Vestibule.

Vestibule: Walk-in storage cupboard. Door to the Entrance Hallway, which gives access to Staircase 1.

Staircase 1: The Staircase with balustrade and handrail leads up to the half Landing with decorative glazed window, and continues up to the First Floor Landing.

First Floor Landing: Doors giving access to the Inner Hall and Inner Hallway. Access to Staircase 2.

Inner Hall: Access to the Dining Room. Spaces for tumble dryer and fridge/freezer. Frosted glazed window.

Dining Room: 4.94m x 2.99m (16’3" x 9’10") approx. Room for table and chairs. Three windows. Door leading out to the roof of the adjoining commercial premises.

Inner Hallway: Access to the Dining Kitchen, Lounge, Shower Room and Bedroom 1. Walk-in shelved cupboard measuring 2.70m x 1.68m (8’10" x 5’6") approx. Houses the gas central heating boiler and domestic hot water cylinder. Window.

Dining Kitchen: 3.84m x 3.63m (12’7" x 11’11") approx. Fitted with base and wall units with contrasting worktops and sink. Integrated fridge, under oven and ceramic hob with extractor above. Semi-integrated dishwasher. Room for table and chairs. Window.

Lounge: 5.48m x 4.42m (18’0" x 14’6") approx. Fire surround with electric fire situated on the hearth. Window with cupboard below housing the electric meter and fusebox.

Shower Room: 2.80m x 1.53m (9’2" x 5’0") approx. Fitted with a white 3-piece suite comprising WC, semi-recessed wash hand basin with vanity unit below and corner shower tray with mains shower valve enclosed by glazed door. Frosted glazed window.

Bedroom 1: 4.94m x 4.0m7 (16’3" x 13’3") approx. Recessed alcove with cupboard below. Window.

Staircase 2: The Staircase with balustrade and handrail leads up to the Second Floor Landing.

Second Floor Landing: Access to Inner Hallway. UPVC exterior door leads out to a bridge leading to the Garden.

Inner Hallway: Access to Lounge, Bedroom 2, Bathroom, Office and Staircase to Top Floor. Built-in cupboard. Window.

Lounge: 5.51m x 4.47m (18’1" x 4;’8") approx. Built-in wardrobes with hanging rail and shelves enclosed by triple mirrored sliding doors. Window.

Bedroom 2: 4.84m x 4.12m (15’11" x 13’6") approx. Recessed alcove with cupboard below. Window.

Bathroom: 3.26m x 2.72m (10’8" x 8’11") approx. Fitted with a 4-piece suite comprising WC, wash hand basin, corner bath and corner shower tray with electric shower. Window with cupboard below.

Office: 3.60m x 2.91m (11’10" x 9’6") approx. This room is currently used as an Office and was previously used as a Kitchen. Fitted with base and wall units with contrasting worktops. Spaces for washing machine and tumble dryer. Window.

Staircase 3: The Staircase with wooden handrail leads up to the Top Floor Landing.

Top Floor Landing: Access to 3 further Bedrooms. Built-in cupboard.

Bedroom 3: 4.10m x 3.37m (13’6" x 11’1") approx. Built-in wardrobe with hanging rail and shelf enclosed by double mirrored doors. Built-in cupboard. Velux roof window.

Bedroom 4: 3.27m x 2.21m (10’9" x 7’3")approx. Single bedroom with Velux roof window.

Bedroom 5: 3.27m x 2.64m (10’9" x 8’8") approx. Velux roof window.

(Outside)

From Low Street, a shared gate gives access to a shared pend leading up to the property. Wooden Store adjoining the property. To the side of the property there are steps which give access to the rear Garden. To the rear of the property there is a bridge from inside the property leading to the Garden, where there is a patio area with rotary clothes dryer, a decked area and Summer House. Steps lead up to an area with pathways and stone-chipped areas with established shrubs, plants and bushes.

Store: 4.12m x 2.18m (13’6" x 7’2") approx. The Store with Perspex roof is accessed via a sliding door. The Store has power, light and fixed shelving.

View this property here

https://www.aspc.co.uk/search/property/354781/35-Low-Street/Banff/

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