

**6 Turnkeys, Reidhaven Street,
Banff, AB45 1AT**

**Fixed Price
£100,000**

ASPC ref : 361396

 2  1  1 66 m² EPC **C** Council Tax Band **B**



Arrange a viewing

 **01261-818883**
(Stewart & Watson)

Stewart & Watson
The Property Shop, 65 High Street
Banff
AB45 1AN

Email:
banff.property@stewartwatson.co.uk

Website:
<http://www.stewartwatson.co.uk>



Property features:

 **Central heating**

 **Parking**

Terraced home with Parking Lounge & Dining Kitchen 2 Bedrooms & Bathroom D.G. & Gas C.H. Parking Space at rear Close proximity to Town centre

This **terraced home** is located within close proximity to the centre of the coastal town of Banff. The property boasts a Lounge, Dining Kitchen, 2 Bedrooms, Bathroom and benefits from double glazing and gas central heating. An added bonus is the private parking space to the rear.

ACCOMMODATION

Entrance Wooden exterior door with glazed panels leads into the vestibule.

Vestibule Purpose-built cupboard houses the electric meter and fuse box. Velux roof window. Door to the Hallway.

Hallway Access to the Lounge, 2 Bedrooms, Bathroom and Dining Kitchen. Hatch to Loft.

Lounge 4.13 x 2.91 (13'7" x 9'7") Front-facing window.

Bedroom 1 3.44 x 2.63 (11'3" x 8'8") Two built-in wardrobes with hanging rail and shelf enclosed by double mirrored doors. Rear-facing window.

Bathroom 2.59 (W) x 2.03 (8'6" x 6'8") Fitted with a white 3-piece suite comprising WC, wash hand basin and bath with electric shower and glazed shower screen above. Shaver socket light. Extractor. Side-facing frosted glazed window.

Bedroom 2 3.85 (into doorway) x 2.93 (W) (12'8" x 9'7") Large side-facing window. Decorative glazed fixed pane adjoining the Dining Kitchen.

Dining Kitchen 4.06 (L) x 2.94 (W) (13'4" x 9'8") Fitted with base and wall units, contrasting worktops and stainless steel sink. Under oven with solid plate hob and extractor hood above. Spaces for fridge and washing machine. Room for table and chairs. The gas central heating boiler is wall-mounted in this area.

OUTSIDE To the side of the property there is an archway leading to a shared area at the rear, where there is private parking. The refuse bins are located here.

SERVICES Mains gas, electricity, water and drainage.

ITEMS INCLUDED All fitted floor coverings, light fittings, curtains and blinds are to be included in the sale. The white goods are also included.

Council Tax Currently Band B

EPC Banding EPC=C

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