

18 Sandyhill Road,
Banff, AB45 1GB

Price Around
£130,000

Under offer

 **2**  **3**  **2**   **125 m²** EPC **D** Council Tax Band **C**



Contact Seller

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Contact Solicitor

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Features

Description

We are delighted to offer for sale an attractive **detached 2 bedroom dwellinghouse** with off street parking 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 and with up to present day standard of insulation by the current owner and would make an excellent family home. Full gas central heating and double glazing have been installed throughout. Timber preservation guarantee in force. 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.

GROUND FLOOR

- ENTRANCE
- HALLWAY
- LOUNGE
- BATHROOM
- SITTING / DINING ROOM
- KITCHEN / DINER 14'9" X 13'2"
- UTILITY ROOM 14'3" x 10'7"

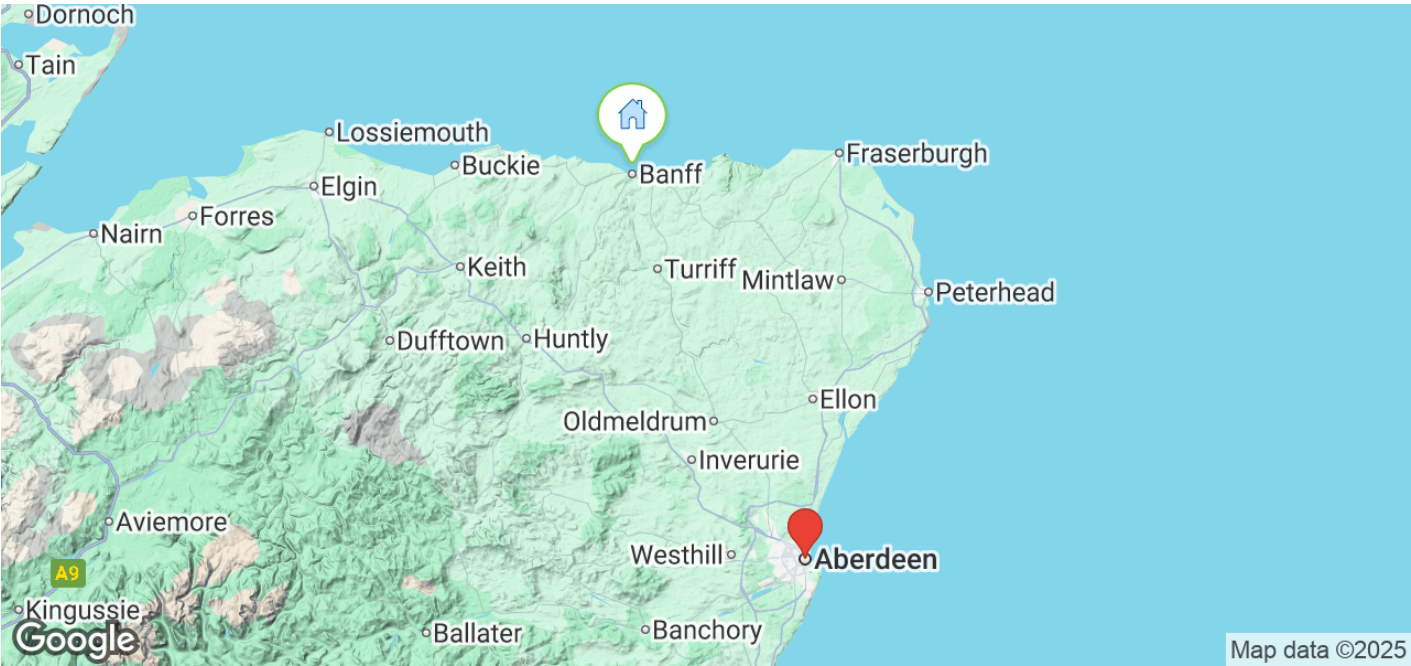
FIRST FLOOR

- BEDROOM 1
- EN-SUITE
- BEDROOM 2

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

Energy Preformance Certificate: Energy Efficiency Rating 'D'

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



Accommodation comprises

ENTRANCE: Through an exterior hardwood door into the Hallway.

HALLWAY: Ceramic tiled floor with panel doors leading to Lounge, Sitting / Dining Room and Stairs. Radiator, ceiling light.

LOUNGE 14'11" x 13'7" (4.56m x 4.15m) approx. Windows to front and side, cupboard under housing the electric meter and fuse box, glass shelving area in alcove, 6 sunken ceiling spot lights, radiator, telephone and TV point, carpeted.

BATHROOM: Window to rear, 3 piece white suite comprising of a modern WC, wash basin, bath with shower over with mixer taps, ceiling spot lights, ceramic floor tiles, under stairs cupboard.

SITTING / DINING ROOM 14'2" x 11'3" (4.32m x 3.42m) approx. Window to front, radiator, ceiling light, telephone & TV point, vinyl flooring, door leading to Kitchen / Diner.

KITCHEN / DINER 14'9" x 13'2" (4.50m x 4.01m) approx. Window to side, newly fitted kitchen in March 2012 comprising of base and wall units in a modern wood effect, stainless steel sink with mixer taps, built in fridge and freezer, integrated double oven and gas hob with stainless steel cooker head over, built in microwave, plumbing for dishwasher. radiator, central heating controller, non slip vinyl flooring. Door leading to Utility Room.

UTILITY ROOM 14'3" x 10'7" (4.34m x 3.24m) approx. Three steps leading up into the room, 4 double door cupboards of which 2 are shelved, 1 houses a pressurised boiler, 2 small doors leading to the loft which is suitable for storage. Stainless steel sink and drainer, plumbing for washing machine and tumble dryer. Radiator, ceiling lights, window to side and door leading Outside.

Carpeted **stairs** leading to 1st floor landing. Telephone point, hatch to loft, panel doors leading to Bedroom 1 and 2

FIRST FLOOR

BEDROOM 1. 12'02" x 11'6" (3.71m x 3.50m) approx. Windows to front and side, two built in double wardrobes, 1 with a clothes rail and the other is ½ rail and ½ shelved, plus one single walk in cupboard. TV point, radiator and ceiling light.

EN-SUITE: 3 piece suite comprising of a WC, hand basin, shower cubicle with Triton electric shower, extractor fan, mirror and shaver point. Radiator, 3 sunken spot lights, vinyl flooring and window to side.

BEDROOM 2. 14'5" x 11'02" (4.39m x 3.41m) approx. Shelved cupboard in alcove and a cupboard housing the hot water tank (newly fitted in 2011). Telephone point, radiator, ceiling light, carpeted.

OUTSIDE: Tarmac area for off street parking, security lighting, outside tap and gas meter.

View this property here

<https://www.aspc.co.uk/search/property/301546/18-Sandyhill-Road/Banff/>

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