

131 Harbour Road,
Gardenstown, Banff, AB45 3YS

Price Around
£65,000

 **3**  **1**  **1**   **78 m²** EPC **F** Council Tax Band **A**



Contact Solicitor

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Features

Description

Self contained ground & first floor maisonette

Lounge & Dining Kitchen · 3 Bedrooms & Shower Room · Toilet & Outhouse/Utility · Uninterrupted Sea Views · D.G. & Electric Heating

ACCOMMODATION

Please note that this property is comprised of the ground floor and first floor of the building only.

Entrance Hallway UPVC door with glazed panel leads into the Hallway. Walk-in shelved cupboard with electric light, houses the electric meter, fuse box and the electric heating coil system. Wall mounted purpose built cupboard. The Hallway gives access to the Lounge and the Staircase.

Lounge 3.97 X 3.51 (13' X 11'6") Accessed via a paned door. Window with sea views. Steps lead up to give access to the Dining Kitchen.

Dining Kitchen 4.22 (at longest) x 2.71 (at widest) (13'10" x 8'10") Accessed via a paned door. Fitted with base and wall units, contrasting worktops with matching splash back above. Stainless steel sink. Integrated fridge/freezer, electric under oven, electric hob with extractor hood above. Two windows with sea views. Door to the Toilet.

Toilet 1.76 x 0.87 (5'9" x 2'10") Fitted with a white two-piece suite. Extractor. Frosted glazed window.

Staircase Ranch style staircase with wooden handrail leads up to the Landing. The staircase borrows daylight from the Shower Room.

Landing The Landing gives access to the three Bedrooms and the Shower Room. The Landing borrows daylight from Bedroom 3 and the Shower Room.

Bedroom 1 3.95 X 3.98 (12'11" X 13'1") Accessed via a glazed door. Recessed mirrored alcove with cupboard below. Window with sea views.

Bedroom 2 3.25 X 4.45 (INTO WINDOW) (10'8" X 14'7") Accessed via a glazed door. Window with sea views.

Bedroom 3 2.38 x 2.00 (into window) (7'9" x 6'7") Accessed via a glazed door. Recessed window with deep window sill.

Shower Room 2.29 (at longest) x 1.99 (at widest) (7'6" x 6'6") Fitted with a white three-piece suite. Electric shower enclosed by glazed sliding doors. Basin with storage cupboard below. Shaver socket. Window with sea views.

OUTSIDE To the front of the property there is a small patio area, which is enclosed by railings. A pathway leads from the front of the property to the outhouse/utility. An area of ground near by the outhouse/utility pertains to the property. Uninterrupted sea views.

Outhouse/Utility 2.25 x 2.89 (at widest) (7'5" x 9'6") The outhouse/utility has with water, electric power and light has a ceramic sink and a frosted glazed window. Washing machine.

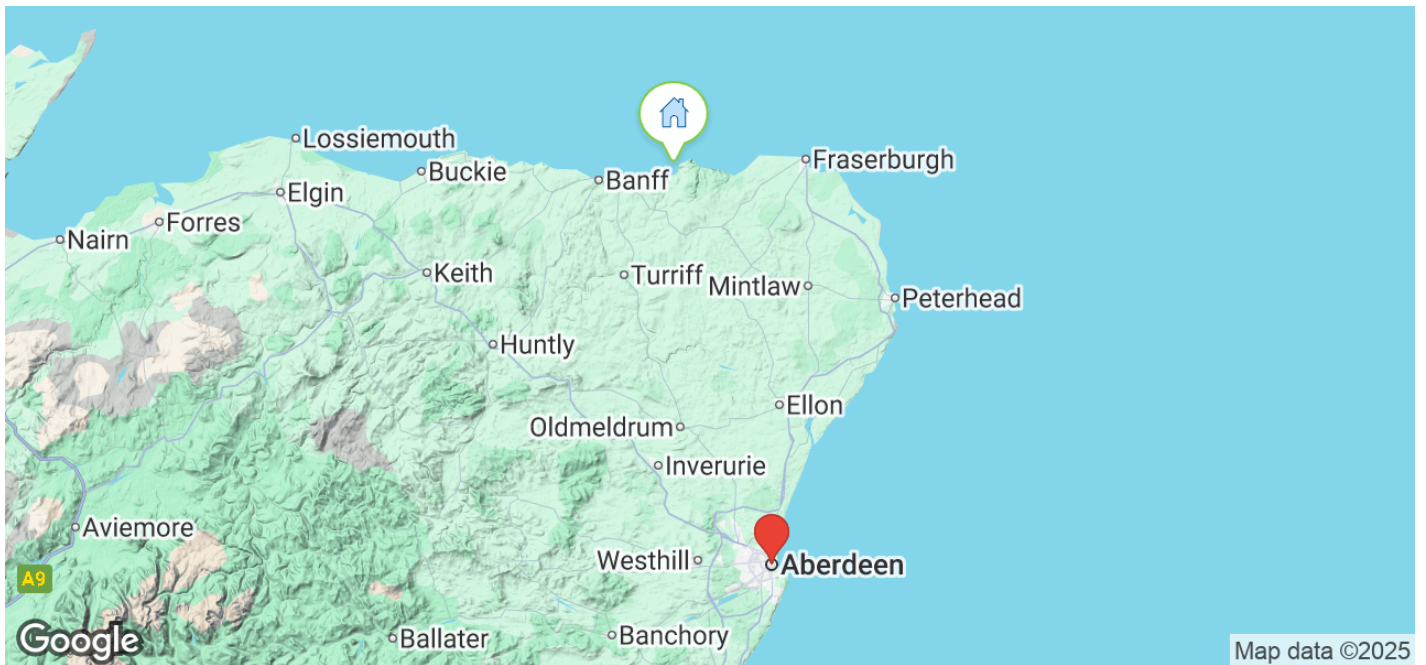
SERVICES Electricity, water and drainage.

ITEMS INCLUDED All fitted floor coverings, light fittings, blinds and white goods are to be included in the sale. The curtains and furniture can be purchased by separate negotiation.

Council Tax Currently Band A

EPC Banding EPC=F

Useful Information The property carries a 30-year Wet Rot guarantee, which was issued on 04/02/2014.



View this property here

<https://www.aspc.co.uk/search/property/326432/131-Harbour-Road/Banff/>

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