

Tor-na-veen, 16 Victoria Place, Banff, AB45 1EL

Price Over
£155,000

Under offer

 **3**  **2**  **2**   **118 m²** EPC **E** Council Tax Band **C**



Contact Solicitor

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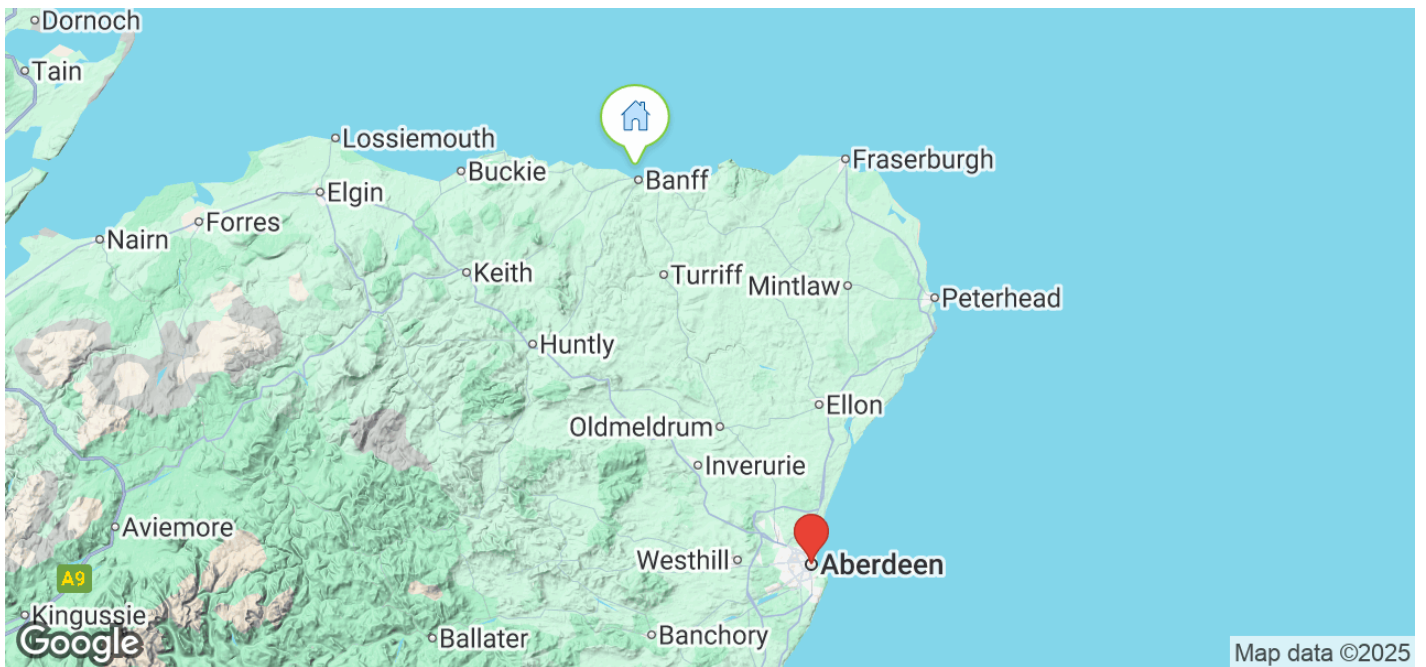


Features  Garage  Garden  Dev. opp

Description

This property is in good condition throughout with generous room sizes and plenty storage space. Benefits include double glazing and gas fired central heating. The garden, garage and driveway are an advantage as well as the fantastic potential which is given by the outbuildings. The house retains many period finishings.

Viewing strictly by appointment. No unauthorised viewings.



Accommodation comprises

(Ground Floor)

Enter via a UPVC part glazed door into the:-

Hallway: Fitted carpet, radiator and doors leading to the downstairs bedroom and the:-

Lounge: 4.97m x 3.92m (16'3" x 12'10") approx. Generous sized lounge with fitted carpet, front facing window, TV point and radiator. Large stone fireplace with gas fire. Alcove with small storage cupboard below which houses the electric meter. There is a door accessing the dining room and two steps leading down to the rear vestibule which gives access to the kitchen as well as the rear garden via a part glazed UPVC door.

Dining Room/Bedroom 4: 2.63m x 3.10m (8'7" x 10'2") approx. Fitted carpet, rear facing window with radiator below, large storage cupboard with sliding doors, hanging and shelf space.

Dining Kitchen: 3.73m x 2.90m (12'2" x 9'6") approx. Fitted with a range of wall and base units which provide ample storage, and work surface facilities. Stainless steel 1 ½ bowl stainless steel sink and drainer. Oven and gas hob with overhead extractor hood. Freestanding fridge. Vinyl flooring and a rear facing window which enjoys sea views. There are large storage cupboards which also house the boiler.

Downstairs Bedroom: 3.35m x 3.72m (10'11" x 12'2") approx. Good sized double bedroom which benefits from an ensuite shower room. Fitted carpet, front facing window and radiator. Alcove with cupboard below.

Ensuite: 1.46m x 3.61m (4'9" x 11'10") approx. With w.c and wash hand basin. Large shower cubicle with 'Mira' shower and wet wall panelling. The rest of the shower room is wet wall panelled to dado height. White towel style radiator. Non-slip flooring.

(First Floor)

A fully carpeted staircase with banister leads to the upper floor. There is a large landing with velux window which allows an abundance of light. Storage space with good sized cupboards. Smoke alarm. Hatch to loft.

Bedroom 2: 3.96m x 4.82m (12'11" x 15'9") approx. Double bedroom with coombed ceiling. Fitted carpet, front facing window and radiator. This room boasts a built in wardrobe as well as a small cupboard which together provide ample storage space.

Bedroom 3: 4.88m x 3.71m (16' x 12'2") approx. Double bedroom with coombed ceiling, front facing window, fitted carpet and radiator.

W.C: 0.93m x 1.80m (3' x 5'10") approx. W.c, fitted carpet, radiator and rear facing window.

Bathroom: 2.02m x 2.07m (6'7" x 6'9") approx. Wash hand basin and bath with overhead shower. Large rear facing window allowing sea views. Fitted carpet, radiator, usual bathroom fittings.

(Outside)

The property has a small garden to the front as well as a good sized garden to the rear with driveway which provides off street parking. The garden is easily maintained having been laid to grass with some areas of paving. There is a greenhouse with electric and water. There are several outbuildings including a storage shed, a shed which houses the washing machine, tumble dryer, freezers and ample shelf space. The third shed consists of the garage with up and over door as well as a large storage space however this building is suitable for conversion into further living accommodation eg annex or holiday home.

(Other information)

All carpets, floor coverings, curtains, blinds, light fittings and white goods are to be included in the sale. Some items of furniture are to be included by separate negotiation.

View this property here

<https://www.aspc.co.uk/search/property/327931/Tor-na-veen--16-Victoria-Place/Banff/>

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