

**The Grove, Stuart Street,**  
Banff, AB45 1FY

Price Around  
**£130,000**

**Under offer**

 **4**
 **2**
 **1**

 **132 m<sup>2</sup>**
 **E**
 **TBC**



**Contact Solicitor**

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**Features**  Garage  Garden

**Description**

We are pleased to offer for sale this **detached dwelling house** in Banff centrally located and close to all amenities. This spacious family home benefits from double glazing and storage heating. All carpets, floor coverings, curtains, blinds and light fittings are included in the purchase price.

**Accommodation:-**

**Ground Floor –**

**Entrance Vestibule (1.17m x 1.47m)** Partially glazed hardwood exterior door with glazed side light; laminate flooring; glazed door leading to Hallway.

**Hallway** Cloakroom cupboard, storage radiator, doors leading to Lounge, Kitchen, Bedroom 4.

**Lounge (3.91m x 5.08m)** Front facing large double glazed picture window; Electric coal effect fire with white surround; central pendant light with matching chrome wall lights; storage radiator; ample power points; television point; glazed door leading to Dining Room.

**Dining Room (2.89m x 3.80m)** Rear facing. Storage radiator. Doorway leading to Kitchen

**Kitchen (3.26m x 3.10m)** Accessed from either the Hall or the Dining Room; the rear facing Kitchen has ample base and wall units with brown worktops; stainless steel sink and drainer with mixer tap; Gagenau hob and Tricity double oven; Neff extractor hood; tiled splash back; large shelved pantry cupboard; doorway leading to Utility Room

**Utility Room (2.44m x 1.52m)** Plumbed for washing machine and dishwasher; vented for tumble dryer; space for fridge freezer; partially tiled; understair cupboard housing fuse box. Partially glazed hardwood door leading to rear garden.

**Bedroom 4 ( 2.5m x 2.81m)** Meantime used as an office. Front facing with fitted wardrobe; storage heater.

**Stairway** with open pine banister leading to First Floor.

**First Floor** Landing; access hatchway to Loft; shelved cupboard housing hot water tank.

**Family Bathroom(2.57m x 2.6m) at widest))** Caramel WC and wash hand basin with surround; Jacuzzi bath with Triton ivory electric shower over; large shelved cupboard; small shelved cupboard; shaver point; laminate flooring.

**Master Bedroom (3.1m x 4.46m)** Front facing with built in wardrobe; storage heater.

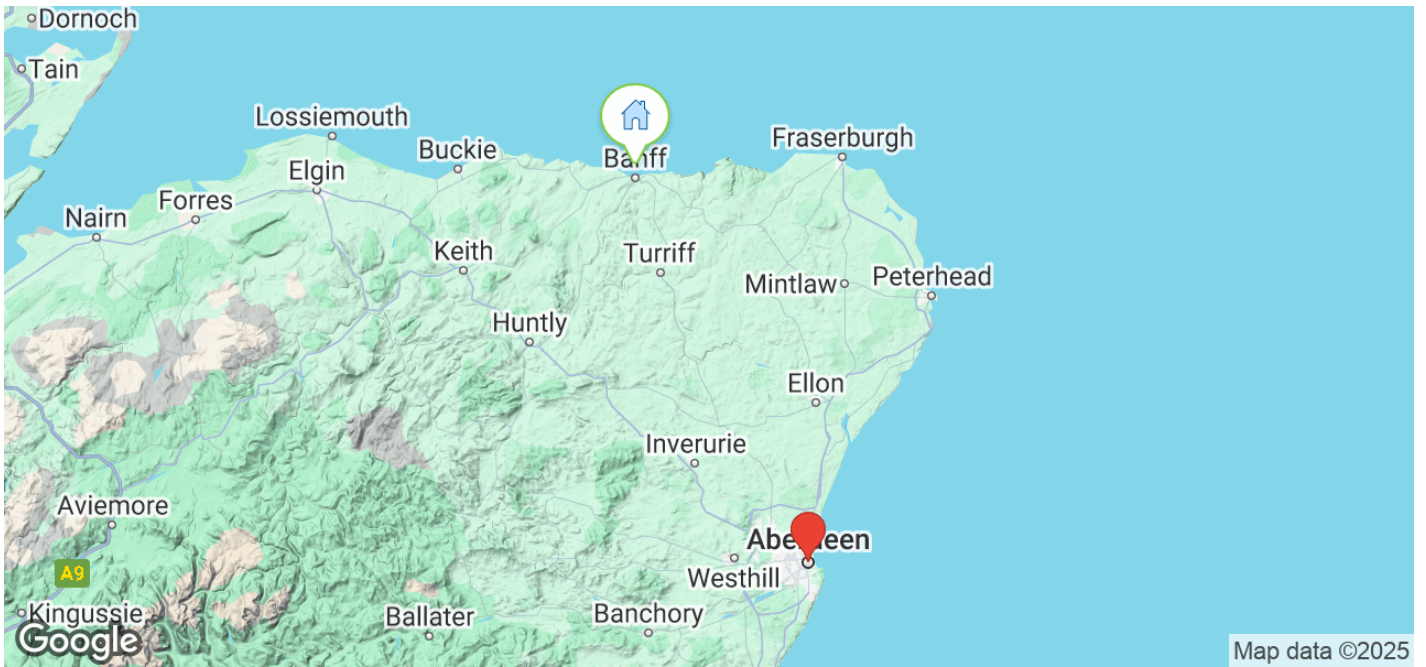
**Bedroom 2 (3.1m x 3.26m)** Rear facing with built in wardrobe; storage heater.

**Bedroom 3 (2.56m x 3.95m)** Front facing with fitted wardrobe; storage heater.

**Garden** Extensive Garden ground to rear, side and front. The front garden is laid out in lawn. Raised Garden bed with mature fruit trees. Patio area with Summerhouse. Single garage and additional car parking space.

**EPC Band – E**

**Council Tax Band - E**



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