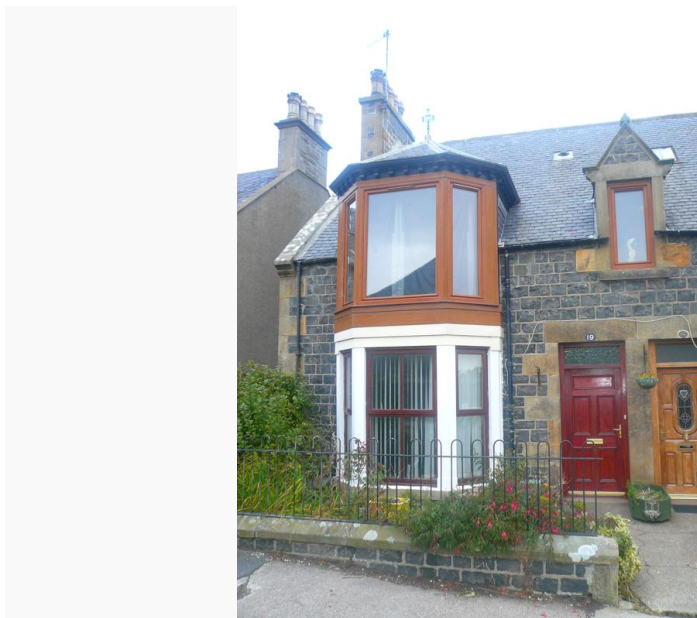


**19 Boyndie Street West,**  
Banff, AB45 1EY

Price Over  
**£55,000**

 **1**  **1**  **1**   **65 m<sup>2</sup>** EPC **D** Council Tax Band **A**



**Contact Solicitor**

Walter Gerrard & Co  
31 Duff Street  
Macduff  
AB44 1QL

01261 832491

[property@waltergerrard.co.uk](mailto:property@waltergerrard.co.uk)

<http://www.waltergerrard.co.uk>



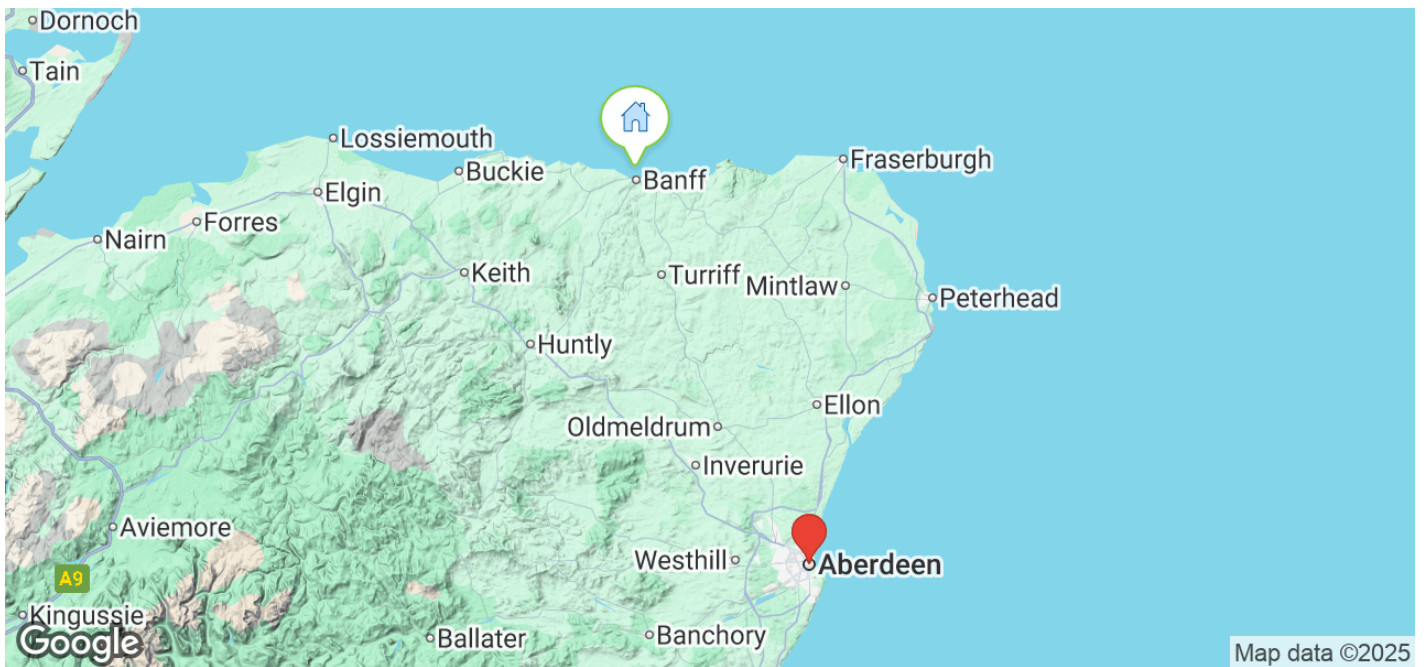
**Features**



Garden

**Description**

We are pleased to offer for sale this **one bedroomed ground floor flat** in a central location. Part of a traditional building this flat benefits from gas fired central heating and double glazing



## Accommodation comprises

**Vestibule (1.6m x 1.22m)** Dark wood exterior door. Deep skirting boards. Cupboard housing electric meter and fuse box. Pendant ceiling light and wall mounted coat hooks. Leads into the “L” shaped hallway.

**L-shaped Hallway (1.20m x 3.08m)** Radiator and Pendant ceiling light. Leads to the lounge, bathroom, dining kitchen and bedroom.

Storage Cupboard in Hallway (approximately 0.9m x 0.9m)

**Bathroom (2.66m x 2.06m)** Fitted with a white three piece suite comprising wash hand basin, WC and bath with “Triton Ivory” electric shower over. Partially tiled .Double glazed window to rear with a deep window sill, cupboard underneath. Also includes a radiator and pendant ceiling light.

**Lounge (4.92m x 4.22m (at widest))** Double glazed window to front of garden. Fire place with tiled surrounding, deep skirting boards and dado rail. Shallow cupboard with shelving. Radiator. Pendant ceiling light. Ample power points.

**Dining Kitchen (2.67m x 3.20m)** Fitted with wood effect base and wall mounted units. Granite effect worktops. Electric hob. Whirlpool oven. Stainless steel sink and drainer with mixer tap. Plumbed for washing machine. Space for fridge. Radiator. Wall mounted central heating time controls. Access to Inner Hallway. Ample power points. Space for dining table and chairs.

**Inner Hallway** With walk in cupboard with hanging rail and shelving. Exterior Door leading to back garden and hall leading to bedroom.

**Bedroom (2.54m x 2.32)** Double bedroom with dual aspect. Cupboard housing boiler system with “Glow Warm” boiler. Radiator.

**Outside** Private paved patio area

**View this property here**

<https://www.aspc.co.uk/search/property/338057/19-Boyndie-Street-West/Banff/>

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