

Flat 2 West, 30 Bridge Street, Banff, AB45 1HB

Price Around
£60,000

Under offer

 1  1  1   58 m² EPC G Council Tax Band A



Contact Seller

07940 347441 or 07790 524313

Contact Solicitor

Walter Gerrard & Co
31 Duff Street
Macduff
AB44 1QL

01261 832491

property@waltergerrard.co.uk

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



Features



Garden

Description

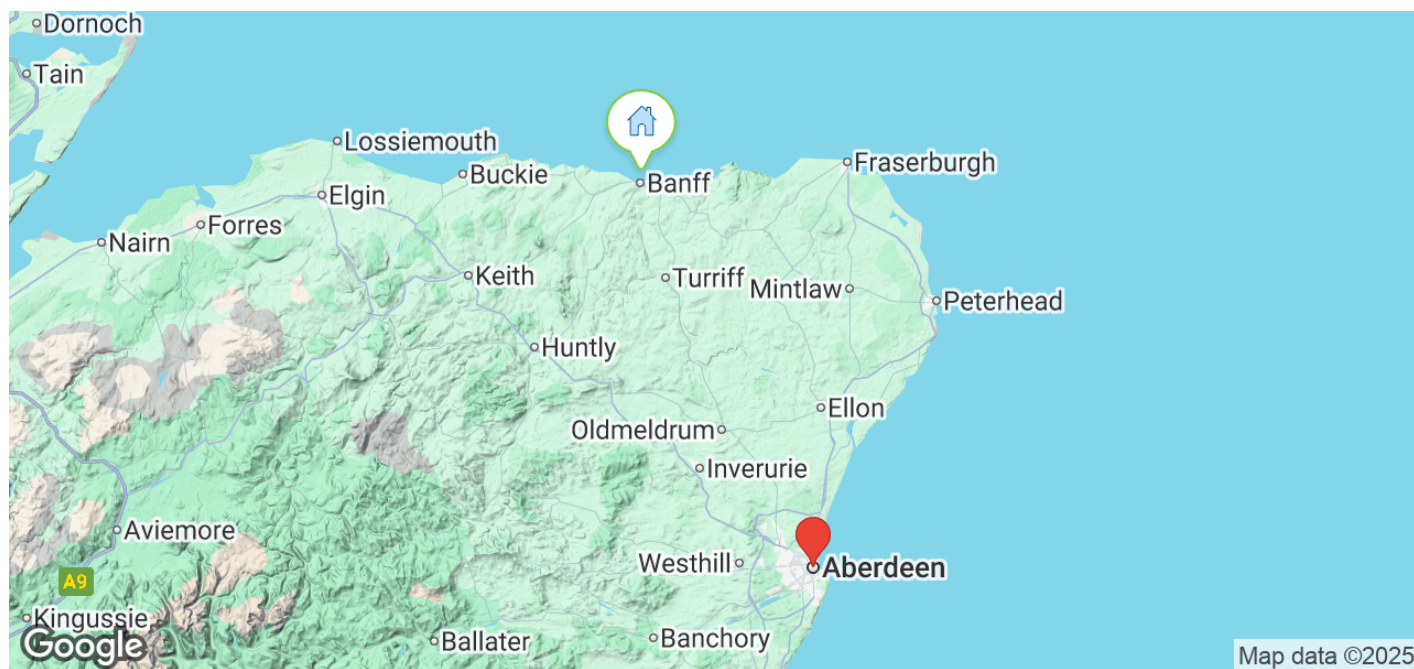
This centrally located, **bright and airy flat** retains traditional features which include wooden panelled doors and plaster cornicing. This substantial building contains four flats in all. A particular feature of this property is the large open-plan sitting room/dining kitchen which would be perfect for entertaining. This property will certainly be of interest to first time buyers or someone looking at the buy to let market.

From Bridge Street, the building is entered through a wooden panelled door.

The entrance vestibule has attractive mosaic flooring and a door leading to the hallway from where the mahogany stairway leads up the first and second floors. The flat is entered through a wooden panelled door off the second floor landing. This light and airy space has a small cupboard which houses the electric meter, hatch access to the loft as well as a smoke detector. The lounge area has a

large bay window to the front with window storage seat below. On open plan with the lounge is the generously proportioned dining kitchen which is fitted with a wide selection of base and wall units incorporating extensive natural wood work surfaces. The stainless steel oven and gas hob are housed within the units, the washing machine will remain and space is provided for a tumble dryer. Centrally set is the island unit housing the fridge and freezer. A large window provides an open outlook to the rear of the property. Located to the front is the double bedroom which is tastefully decorated. Benefiting from a Velux window is the bathroom which is fitted with a white three piece suite incorporating a shower over the bath. The property is further enhanced by two telephone points, electric heating (gas is within the property) and double glazing. All fitted floor coverings and curtains are included in the sale price.

(Outside) to the rear of the property is an area of ground which would be ideal for use as a garden or drying area.



View this property here

<https://www.aspc.co.uk/search/property/343981/Flat-2-West--30-Bridge-Street/Banff/>

The foregoing particulars are being distributed on behalf of the Selling Solicitors by Aberdeen Solicitors' Property Centre Ltd. of 2-10 Holburn Street, Aberdeen, AB10 6BT. Whilst the particulars have been prepared with care and are believed to be accurate, no liability for any errors or omissions therein or the consequences thereof will be accepted by the Selling Solicitors or Aberdeen Solicitors' Property Centre Ltd. © Aberdeen Solicitors' Property Centre and Selling Solicitors.