

14 High Shore,
Banff, AB45 1DB

Price Over
£69,000

Under offer

 **2**
 **1**
 **1**

 **67 m²**
 **E**
 **A**



Contact Solicitor

Grant Smith Law Practice
25 High Street
Banff
AB45 1AN

01261 815678

banff@grantsmithlaw.co.uk

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



Features

Description

We are pleased to offer for sale this charming **2 bedroom terraced dwellinghouse**, occupying a central location in an established residential area of Banff.

This well presented property is in an excellent state of decoration and repair and would make an ideal family home. It is within walking distance of most local amenities including the Primary and Secondary schools, the town centre, the Harbour and the sea shore. All carpets, curtains, blinds and light fittings are included in the sale. This property benefits from electric central heating and sash and case windows with double glazing. Ample power points throughout.

Banff is situated on the Moray Firth coast at the mouth of the River Deveron and is renowned for its historic and tourist interest. Lying approximately 46 miles from Aberdeen, Banff has a good range of

shops, schools and other local services. Recreational facilities such as golf, fishing, bowling, swimming, sailing and other water sports are all within easy reach.

Accommodation Enter through wooden exterior door into hallway with access to Lounge, Kitchen and First Floor

Lounge – 4.32m x 3.20m (14'2" x 10'6") approx. Well presented room with laminate floor; feature brick work with electric fire; TV & Phone points; sash and case window to front of property; ceiling light; radiator

Kitchen – 3.20m x 1.92m (10'6" x 6'3") approx. Vinyl flooring; ceiling light; wooden panelled walls; cream base and wall units with chrome handles; breakfast bar area; built in fridge freezer; integrated extractor fan, hob and oven; window to front; radiator. Access to Utility Area and Bathroom.

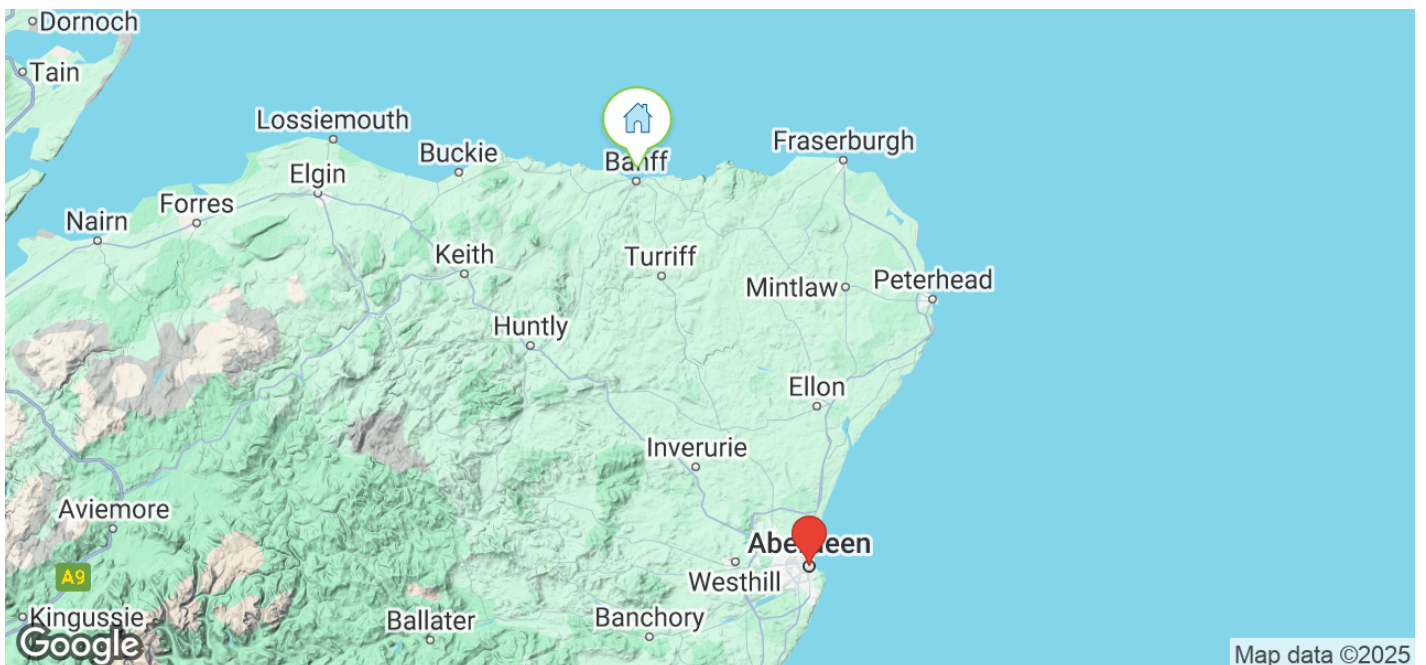
Utility Area Plumbing for washing machine; boiler.

Bathroom Wooden panelled walls; laminate floor; spotlights; glazed window to rear; toilet; wash hand basin; bath with shower over; part tiles walls; radiator.

First Floor Wooden stair case and handrail leading to first floor; ceiling light; access to floored loft with two attic rooms.

Master Bedroom – 4.37m x 3.08m (14'4" x 10'1") approx. Laminate floor; ceiling light; TV point; window to front of property; radiator. **En Suite** with laminate floor; wooden panelled walls; window to rear; electric shower; toilet; corner sink; radiator; ceiling light.

Bedroom 2 – 4.39m x 1.95m (14'5" x 6'5") approx. Single room with built in wardrobe; radiator; ceiling light; laminate flooring; window to front with shelving below.



View this property here

<https://www.aspc.co.uk/search/property/349204/14-High-Shore/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.