

Flat 3, Panton House, 2 Old Market Place, Banff, AB45 1GE

Price Around
£45,000

 1  1  1   35 m² EPC C Council Tax Band A



Contact Seller

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Features

Description

One bedroomed First Floor Flat

Lounge, Kitchen & Bedroom, Shower Room, D.G. & Gas C.H., Communal Drying Area, Close proximity to Town Centre, Potential Rental Investment

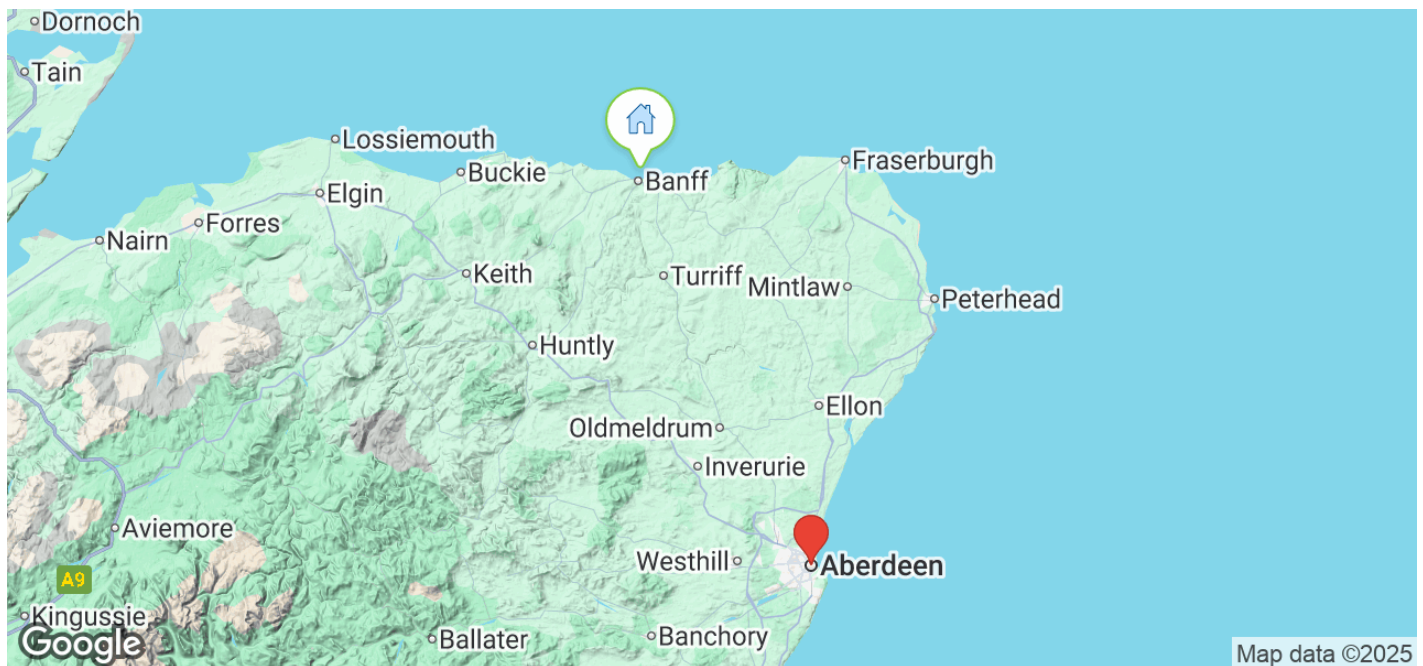
This **First Floor flat** is situated within close proximity to the town centre of Banff. The property boasts a Lounge, Kitchen, Bedroom, Shower Room and benefits from double glazing and gas central heating. An added bonus is the communal drying area to the Rear. Potential rental investment.

(Other Information)

The owner has advised that the property is currently leased for £350 pcm, which would produce an annual income of £4,200 – further information is available on request. There are hardwired and interlinked smoke alarms throughout the property.

Mains gas, electricity, water and drainage.

All fitted floor coverings, light fittings, curtains and blinds are to be included in the sale. The items of furniture can be purchased by separate negotiation.



Accommodation comprises

Entrance: Access to the Entrance Hallway through the shared exterior door, which is fitted with a security intercom system. Communal storage area with light. Staircase leading up to the property. The electric meter is wall-mounted in this area. Wooden exterior door with glazed panel leads into the Vestibule.

Vestibule: The electric fuse box is wall-mounted in this area. Door to the Hallway.

Hallway: Access to the Shower Room, Bedroom and Lounge. Built-in shelved cupboard. Door security entry intercom.

Shower Room: 2.09m x 1.41m (6'10" x 4'7") approx. Fitted with a 3-piece suite comprising WC, wash hand basin and shower tray with mains shower valve enclosed by bi-folding glazed door. Extractor.

Bedroom: 3.62m x 2.49m (11'10" x 8'2") approx. Double bedroom with built-in cupboard houses the gas central heating boiler. Rear facing window.

Lounge: 3.47m x 3.40m (11'4" x 11'2") approx. Room for table and chairs. Recessed shelved alcove. Fixed shelving. Front facing window. Access to the Kitchen.

Kitchen 2.77m x 1.65m (9'1" x 5'5") approx. Fitted with base and wall units, contrasting worktops and stainless steel sink. Integrated under oven with solid plate hob above. Spaces for fridge and washing machine. Extractor.

(Outside)

To the front of the property there is a shared pend which leads round to the shared entrance. The gas meter is wall-mounted in this area. To the rear of the property there is a paved communal drying area.

View this property here

<https://www.aspc.co.uk/search/property/354960/Flat-3-Panton-House--2-Old-Market-Place/Banff/>

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