

8 Seaview Road,
Sandend, Banff, AB45 2UE

Price Around
£59,000

Under offer

 **2**  **1**  **1**   **71 m²** EPC **E** Council Tax Band **A**



Contact Solicitor

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Features



Garden

Description

We are delighted to offer for sale this deceptively spacious, **semi-detached 2 bedroom dwellinghouse** situated in a pleasant residential area in the popular and much sought after picturesque coastal village of Sandend.

Although in need of modernisation and upgrading the property would make an ideal first time buy/holiday home. Oil central heating and double glazing throughout. All carpets, curtains and light fittings are included in the sale.

Sandend is a quiet and peaceful village on the Moray Firth coast approx. 1 mile from the main A98 Banff/Elgin road. Primary education is provided in Portsoy approx. 2 miles distant with secondary education provided for in Banff approx. 10 miles distant which also has a good range of shops and recreational facilities.

ACCOMMODATION

Ground Floor

Entrance

Lounge

Kitchen

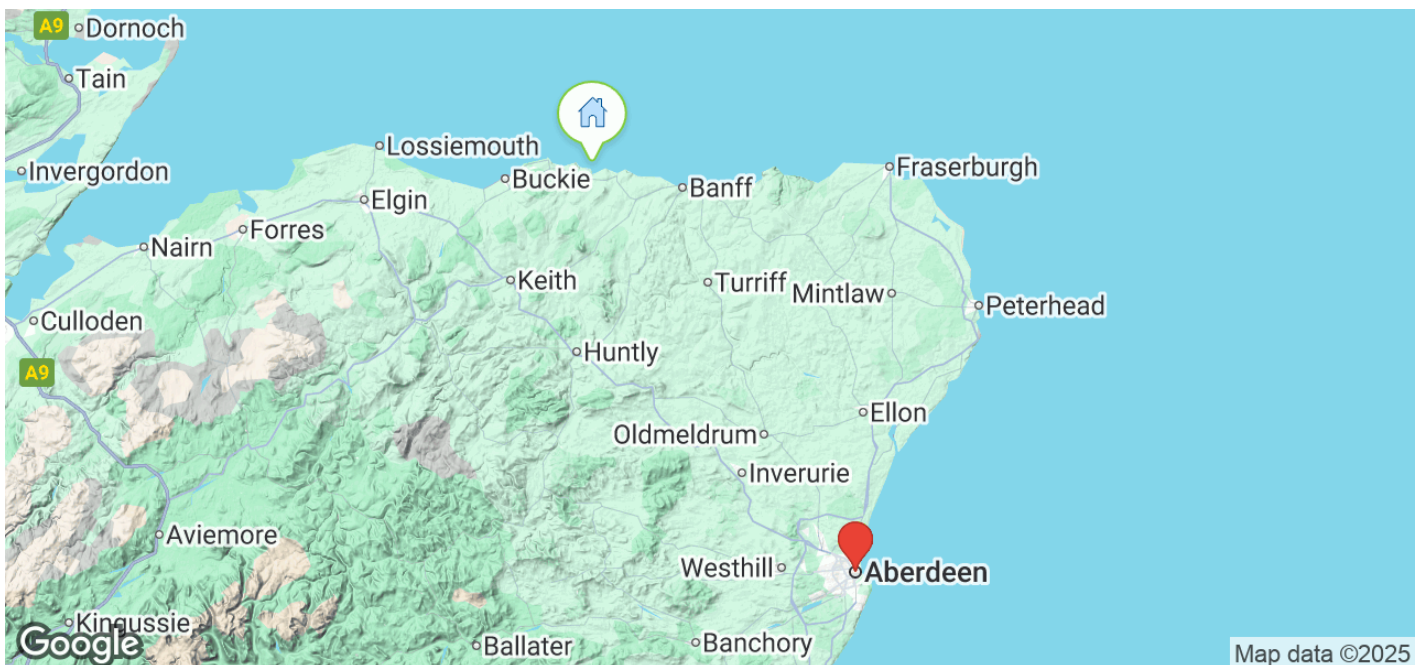
First Floor

Bedroom 1

Bedroom 2

Bathroom

Services All mains services: electricity, water and drainage.



Accommodation comprises

Ground Floor

Entrance Enter through part glazed exterior door into hallway. Doors leading to Lounge and Kitchen. Large storage cupboard and access to the staircase leading to the first floor. Ceiling light and radiator.

Lounge 5.44m at widest x 3.32m (17'10" x 10'11") approx. Large window to front and rear of property, 2 ceiling lights, television point, radiator and open fire.

Kitchen 3.62m x 2.35m (11'10" x 7'8") approx. 2 windows to rear of property ample base and wall units with stainless steel sink and drainer. Space for cooker, fridge freezer and washing machine. Ceiling light, radiator and hatch through to living room.

Carpeted staircase leading to first floor landing with doors to Bedrooms, small window to front of property and ceiling light.

First Floor

Bedroom 1 2.68m x 4.73m (8'9" x 15'6") approx. Large double bedroom with 2 windows to front of property. Shelved storage cupboard, ceiling light and radiator.

Bedroom 2 3.98m x 2.69m (12'1" x 8'10") approx. Double bedroom with built in wardrobes across one wall. Window to rear of property ceiling light and radiator.

Bathroom Large frosted window to rear of property with 3-piece suite comprising WC, wash hand basin and shower enclosure. Ceiling light and radiator.

Outside Enclosed paved area to front of property and large easily managed lawn to rear with path leading from back door to top of garden where there is a garden shed and bench.

View this property here

<https://www.aspc.co.uk/search/property/355944/8-Seaview-Road/Banff/>

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