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79 NORTH CASTLE STREET

BANFF, AB45 1HX



Traditional Terraced Dwellinghouse

- Popular area close to town centre & shops
- Mains gas C.H
- Hallway, Lounge, Fitted Dining Kitchen, Bathroom
- Store Room, 2 Bedrooms & 2 Attic Bedrooms.
- Spacious home giving sea views.

Offers Over £75,000

Home Report Valuation £90,000

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79 NORTH CASTLE STREET, BANFF, AB45 1HX

TYPE OF PROPERTY

We offer for sale this traditional, terraced dwellinghouse occupying a corner site within a popular residential area of the coastal town of Banff. The property is conveniently placed for the local hospital, medical centre, town centre shops, schools and picturesque coastline. This grade C listed home has been upgraded and modernised over the years. The property offers accommodation over three floors and benefits from mains gas central heating.

The property will be sold as seen and no warranties will be given as to the working order of any of the services or appliances.

ACCOMMODATION

Hallway

Enter through glass panelled exterior door into the hallway, which has a door to the lounge. Built-in understairs cupboard with fitted shelves. The staircase allows access from this area to the first floor accommodation.

Lounge **4.29 m x 3.59 m**

Front facing window. Step up with archway leading to the dining kitchen.





Dining Kitchen **4.95 m x 3.47 m**

Double aspect room with side and rear facing windows. Fitted with a selection of base and wall mounted units in a beech effect, shaker style finish with granite effect countertops and midwall panelling. Integrated electric hob, oven and extractor hood. Fitted table. Wall mounted gas central heating boiler. Wooden exterior door giving access to the rear courtyard area.





Staircase
Staircase with wooden banister allows access from the entrance hallway to the first-floor accommodation. The first-floor landing has a front facing window, doors to the bathroom, bedroom 1 and bedroom 2. Purpose built cupboard housing the electric meter and fuse box on the staircase.



Bedroom 1 **3.81 m x 3.61 m**
Spacious, double size bedroom with front facing window. Wall to wall built-in wardrobes with fitted shelving, hanging rail and louvre doors.

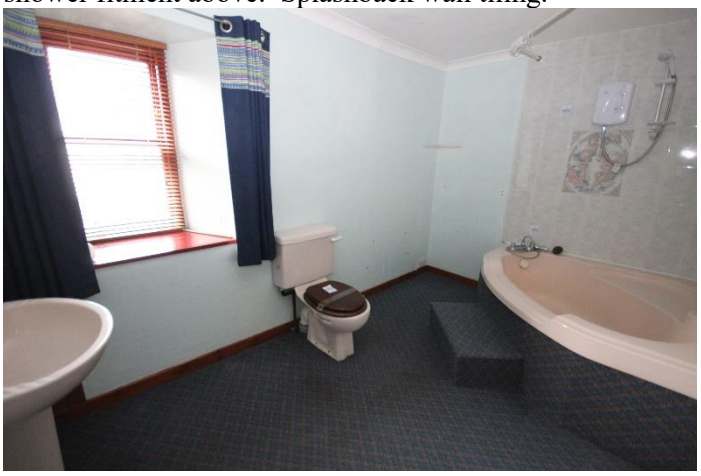


Bedroom 2 **4.30 m x 2.97 m**
Spacious, double size bedroom with front facing window giving sea views towards Banff Bay and the Moray Firth. Wall to wall built-in wardrobes with fitted shelving, hanging rail and louvre doors.





Bathroom **3.44 m x 2.22 m**
Rear facing window. Fitted with a white suite comprising of toilet, wash-hand basin and an offset corner bath with shower fitment above. Splashback wall tiling.



Staircase
Staircase with wooden banister and spindles allows access from the first floor landing up to the top floor accommodation. The top floor landing has a front facing roof skylight window. Doors to the 2 attic bedrooms, bedroom 3, bedroom 4 and the store room. Double built-in cupboard with fitted shelving. **The top floor accommodation has some coombed ceilings and measurements are given at widest points.**



Bedroom 3 **3.75 m x 3.29 m**
Triple, front facing window. Recessed area with fitted shelving and hanging rails.



Store Room **2.30 m x 1.99 m**
Rear facing window.

Bedroom 4 **3.73 m x 3.22 m**
Double, front facing window giving lovely sea views towards Banff Bay towards the neighbouring town of Macduff. Recessed area with fitted shelf and hanging rail.



SERVICES
Mains water, electricity, gas and drainage.

ITEMS INCLUDED
Any fitted floorcoverings, curtains, window blinds and light fittings. The integrated kitchen appliances.

The property will be sold as seen and no warranties will be given as to the working order of any of the services or appliances.

Council Tax
The property is currently registered as band B

EPC Banding EPC=D

Viewing
By appointment only which can be arranged by contacting our Banff Office on 01261 818883

Email banff.property@stewartwatson.co.uk

Reference Banff/



The view towards Banff Bay and Macduff from bedroom 4.

These particulars do not constitute any part of an offer or contract. All statements contained therein, while believed to be correct, are not guaranteed. All measurements are approximate. Intending purchasers or leasees must satisfy themselves by inspection or otherwise, as to the accuracy of each of the statements contained in these particulars.

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