

YTHANWOOD, 6 EDWARD AVENUE, BANFF, AB45 1BF



OFFERS OVER
£245,000
HOME REPORT
VALUATION
£250,000

This **DETACHED BUNGALOW** enjoys a superior location in the former County Town of Banff. The property is elevated and offers magnificent views over Banff to the surrounding countryside.



MurdochMcMath&Mitchell
Solicitors & Estate Agents

Banff is a historic Town situated on the Moray Firth Coast. The Town has a range of shopping, leisure facilities and dining including an 18 Hole Golf Course, Swimming Pool and provides Primary and Secondary Schooling. Ythanwood is well located for both Primary and Secondary schooling in the former Royal Burgh.

The Accommodation Comprises:

The property is entered from the front by steps which lead up to the front door which is partially glazed and leads into the **Entrance Vestibule**. The **Entrance Vestibule measures 1.52m by 1.75m or thereby**. There is a window to the front and flooring. Modern double doors lead through into the **Hallway**. The irregular shaped Hallway has been freshly decorated and leads to all further accommodation. There are radiators. A large cloak cupboard houses a rail and shelving. There's a hatch to the Loft. Overhead spotlights. Further Airing cupboard housing the water tank.



Office / Bedroom – Measuring 2.32m by 3.29m or thereby

Window to the front. Radiator. Triple spotlights. Modern wooden flooring.



Living Room – Measuring 5.02m by 4.06m or thereby

There is a window to the front and a small window to the side. Wood effect flooring. Radiator. The Living Room is entered through double doors.



Kitchen and Dining Room

The Kitchen and Dining Room are on open plan – **Measuring 2.87m by 2.70m or thereby.** The Dining Room has an upright radiator and vinyl floor covering. There are patio doors leading to the side garden. The Kitchen – **Measuring 4.86m by 3.05m or thereby.** The Kitchen is entered through modern doors. There is vinyl flooring. There is a wide selection of fitted wall and base units with attractive worksurfaces and splashback. A door way leads through into the Utility Room. Upright radiator. Considerable space for appliances. There is a double oven and grill. Induction hob with extractor.



Utility Room – Measuring 2.67m by 1.87m or thereby

The Utility Room has wall and base fitted units and a door leads outside. There is a stainless steel sink and drainer. Radiator. Window to rear and space for appliances.



Bedroom One – Measuring 2.28m by 3.49m or thereby

There is a window to the rear. Radiator. Wood effect floor.



Bathroom – Measuring 3.52m by 1.66m or thereby

The modern Bathroom has black floor tiles. There is a Bath, W.C., and pedestal wash hand basin. Mirrored medicine unit. Heated towel rail. There's a Mira Sprint shower over the Bath with splashback. Overhead spotlighting. Window.



Bedroom Three – Measuring 3.04m by 3.50m or thereby

There is a window to the front. Large cupboard with sliding doors. Carpets.



Bedroom Two – Measuring 3.51m by 2.97m or thereby

The Bedroom has a large wardrobe with mirrored doors. Radiator. Window to rear. There is an **En-Suite Shower Room – Measuring 3.51m by 1.66m or thereby.** The En-Suite Shower Room has a fully tiled, rainforest style shower. Vinyl flooring. There are two modern pedestal style basins. Wash hand basin. Window. W.C. Mirrored medicine cabinet.



Bedroom Four – Measuring 2.82m by 3.50m or thereby

Wardrobe with sliding doors. Window to the front. Radiator.

Attic

The Attic is accessed off the Hallway via a ladder. There's potential for further development subject, of course, to all Local Authority Consents and Approvals. The Attic is partially floored.



Outside

The property is enclosed in large gardens which extend to the front where there are magnificent views over Banff to the trees and hills beyond. There's a large area of open grass and tree. Small area of uncultivated meadow land to encourage wildlife. Steps lead up to the front door. The **Integral Garage** has space for off street parking to the front and a gate leads up to the side and rear.



Side Garden is enclosed and suitable for pets. There's a rotary clothes drier and patio area.



Rear Garden is landscaped on three levels and there is a selection of chipped stones, slabs and lawn. Hose pipe connection. Path from the side leads to the Rear Garden. Large area of lawn on the upper level of the garden.



FEATURES

- **DETACHED BUNGALOW**
- **SUPERLATIVE VIEWS**
- **EXCELLENT LOCATION IN VERY POPULAR AND ESTABLISHED AREA OF BANFF**
- **NICELY DECORATED THROUGHOUT**
- **MODERN KITCHEN**
- **MODERN BATHROOM**
- **MAINS WATER AND DRAINAGE**
- **SUITABLE FOR FAMILIES AND THOSE WITH PETS**

Viewing: By Arrangement with subscribers

Price Guide: Offers Over £245,000

Entry: By Mutual Arrangement



While the foregoing particulars are believed to be correct they are not guaranteed (and the measurements are for guidance only) and prospective offerers should satisfy themselves on all aspects concerning the subjects before offering. The Subscribers, as Agents for the Seller, may fix a closing date for offers in respect of which they will notify all parties who have noted an interest with the Subscribers. The Seller reserves the right to accept any offer prior to such closing date and no responsibility will be accepted for expenses incurred by prospective purchasers in the event that the property is previously sold let or withdrawn. The photographs appearing in this Schedule obviously show only certain parts and aspects of the property, which may have changed since taken. It should not be assumed that the property remains as displayed and no assumption should be made in respect of those parts, which are not shown in the photographs.

E. & O.E.

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