



**BRYVARD
SEAFIELD STREET
BANFF AB45 1EB**

**7 BEDROOM
EDWARDIAN TOWN HOUSE**

**VESTIBULE
SITTING ROOM
DINING ROOM
OFFICE/LOUNGE
PARLOUR
FAMILY ROOM/LOUNGE
KITCHEN
UTILITY ROOM
7 BEDROOMS (2 WITH EN-SUITE)
2 BATHROOMS
OUTBUILDING
COUNCIL TAX BAND: F
EPC BAND: F**



**Offers Over
£240,000**

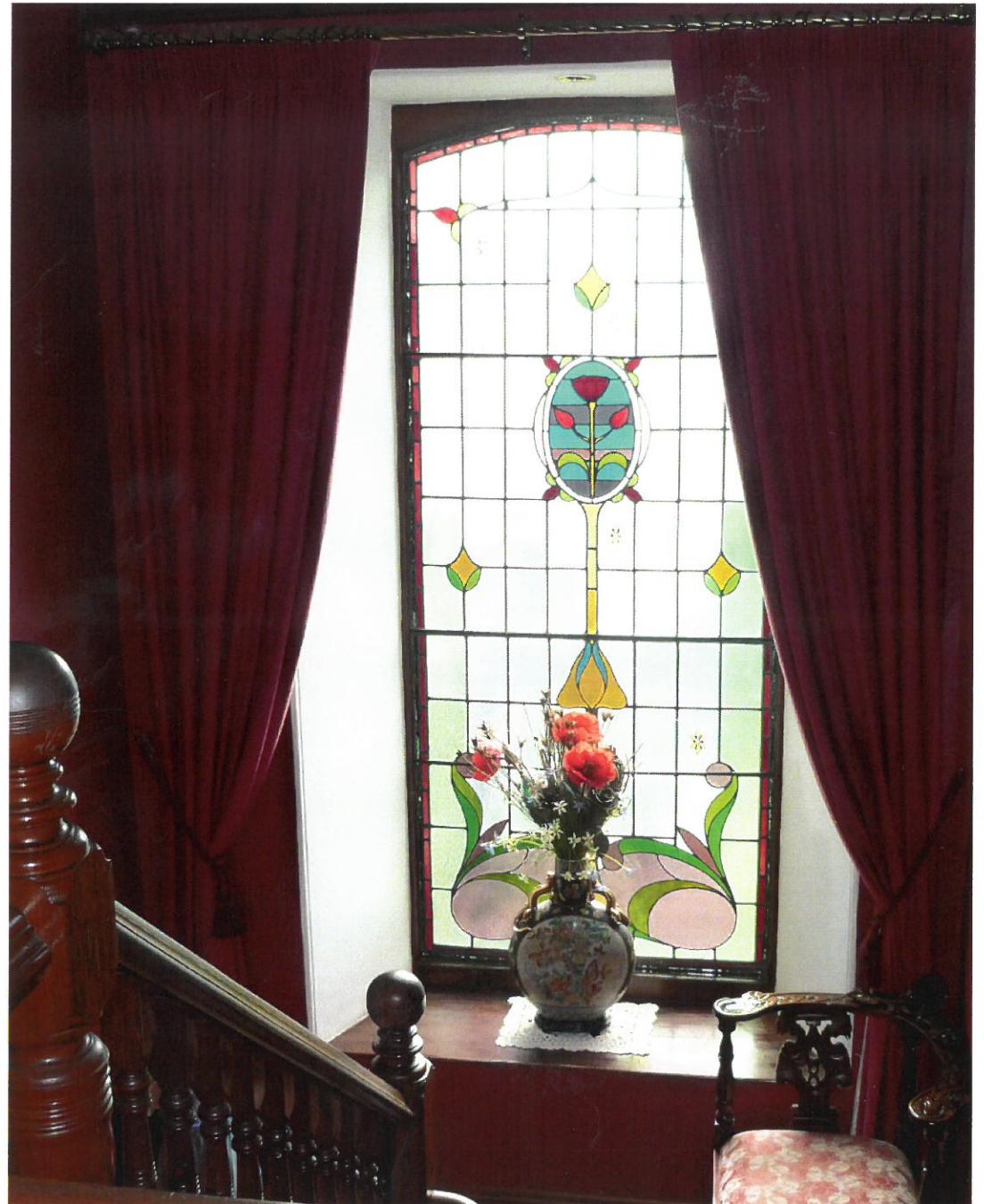
alexander**george & co**

DESCRIPTION

We are delighted to offer for sale this elegant Edwardian 7 bedroom town house situated in a prime residential area close to the town centre and within walking distance of most local amenities.

Bryvard is a desirable dwellinghouse of considerable character and has retained many quality period features including the original fireplaces, ceiling cornicing, picture and dado rails, high skirtings and quality panelled doors throughout. It would make an ideal large family home but has the potential to be used as a bed & breakfast property. Gas central heating. Ample power points throughout. All carpets, curtains and light fittings are included in the sale.

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 panelled hardwood exterior double doors with attractive leaded glass panel above to Vestibule.

Vestibule

With attractive parquet style tiled flooring; ceiling light; small alcove with coat hooks; part glazed door with matching side panels to Main Hallway.

Main Hallway

With ceiling light; two wall lights; radiator; cornicing; staircase to first floor; doors to Sitting Room, Dining Room, Lounge/Office and doorway to Rear Hallway.

Sitting Room

5.95m x 4.30m
(19'6" x 14'1") approx.

Large bay window to front; original period fireplace; 2 arched alcoves; 2 double wall lights; radiator; exposed wooden floor.

Dining Room

6.67m x 4.27m
(21'11" x 14') approx.

Large bay window to front; original period fireplace; 2 arched alcoves with cupboards below; ceiling light; radiator; exposed wooden floor.

Lounge/Office

4.29m x 3.33
(14'1" x 10'11") approx.

Window to side; original period fireplace; picture rail; ceiling cornicing; radiator; door to Parlour.

Parlour

4.35m x 3.67m
(14'3" x 12'1") approx.

Window to side and window to rear; original period fireplace; understair cupboard; large walk-in cupboard; cupboard housing electricity

meter; ceiling light; doorway to Kitchen, door to Rear Hallway and door to staircase which leads to Bedroom 5 on mezzanine floor and first floor landing.

Rear Hallway

Window to rear; door to Family Room/Lounge; understair cupboard; doorway leading to Main Hallway.

Family Room/Lounge

4.22m x 3.41m
(13'10" x 11'2") approx.

Large window to rear overlooking garden; original period fireplace; T.V. point; shelved cupboard; ceiling light; radiator; part glazed door to Dining Room.

Kitchen

3.65m (at widest) x 2.10m
(12' x 6'11") approx.

Window to side; base and wall units in white with stainless steel work surfaces; stainless steel sink and drainer; large range style cooker with 8 gas rings, double oven, grill and plate warmer with stainless steel extractor hood above; fluorescent strip lights.

Utility Room

2.62m (at widest) x 2.29m
(at widest) (8'7" x 7'6") approx.

With fluorescent strip lights; cupboard housing tumble drier and central heating boiler for ground floor; space for fridge and freezer; small stainless steel wash-hand basin; door to rear.





Staircase with attractive wooden balustrade leads to first floor landing; stained glass window to rear; shelved cupboard; radiator; ceiling light; wall light and down light; door to staircase giving access to second floor; doors to Bedrooms and Bathroom. There is also a door which opens onto staircase up to Bedroom 5 on mezzanine floor and staircase down to Parlour on ground floor.

Bedroom 1 4.95m (at widest) x 4.29m
(at widest) (16'3" x 14'1") approx.

Double bedroom with window to side; window to rear; original period fireplace; cupboard with shelf and hanging rail; radiator; smoke alarm; T.V. point; 2 wall lights; ceiling light; door to En-suite.

En-suite

With 3 piece suite comprising W.C., wash-hand basin and corner entry shower enclosure with glass doors; extractor fan; wall light with shaver point; ceiling light.

Bedroom 2 4.28m (at narrowest) x 3.95m
(14' x 13') approx.

Double bedroom with large window to front; original period fireplace; smoke alarm; T.V. point; cupboard with shelf and hanging rail; ceiling light; radiator; door to En-suite.

En-suite

Window to front; 3 piece suite comprising W.C., wash-hand basin and separate shower enclosure with bi-fold glass doors; extractor fan; wall light with shaver point; ceiling light.

Bedroom 3 4.57m x 4.32m
(15' x 14'2") approx.

Double bedroom with large bay window to front with partial sea views and looking towards Macduff Harbour; original period fireplace; T.V. point; cupboard with shelf and hanging rail; wash-hand basin; 2 wall lights; ceiling light; radiator; exposed wooden floor.

Bedroom 4 4.32m (at widest x 3.20m)
(14'2" x 10'6") approx.

Window to side; original period fireplace; wall light with shaver point; single wall light; radiator; ceiling light.

Bathroom 3.40m (at widest) x 2.23m
(11'2" x 7'4") approx.

Frosted window to side; 4 piece suite comprising W.C., wash-hand basin and bath, fully tiled corner entry shower enclosure with glass sliding doors; wood panelling to dado height; ceiling cornicing; ceiling light; radiator; vinyl flooring.

Bedroom 5 (mezzanine floor) 4.35m x 3.65m
(14'3" x 12') approx.

Window to side with views towards Macduff and the Hill of Doune; original period fireplace; cupboard housing central heating boiler for mezzanine floor and first floor; built-in wardrobes; T.V. point; 2 wall lights; radiator.

Staircase to second floor with window to front with sea views; wall light; ceiling light; doors to Bathroom and Bedrooms 6 and 7.

Bedroom 6 4.60m x 4.24m
(15'1" x 13'11") approx.

Dormer window to rear with views towards Montcoffer Wood; original period fireplace; hatch giving access to eaves; part coombed ceiling; electric panel heater; ceiling light.

Bedroom 7 4.90m x 2.72m
(16'1" x 8'11") approx.

Dormer window to rear with views towards Montcoffer Wood; low level door to eaves; large walk-in shelved cupboard; door to Linen Store with ample shelving; also housing hot water tank; doorway off Linen Store gives access to attic area; 2 wall lights; ceiling light; electric panel heater.





Bathroom

With ceiling light; 3 piece suite comprising W.C., wash-hand basin and bath; part tiled; exposed beams; part coombed ceiling; ceiling light.

Outside

To the front of the property lies a small easily managed garden area laid in varying levels with mature shrubs, trees and hedging. The enclosed rear garden is very sheltered and has a large area of lawn; concrete slabbed patio area; further sheltered patio area; selection of mature trees, shrubs and flowers; fruit trees (plum, pear, apple - cooking and eating) and gooseberry bushes. Exterior lighting. Two water taps. Wooden gate leads to side of property with 2 wooden sheds each with power and light. Wooden gate at rear of property gives access to Grant Street. Outbuilding.

Outbuilding

With skylight window; stainless steel sink and drainer; power and light; gas meter; hatch to attic space.

Services

All mains services: gas, electricity, water and drainage.

Entry

By arrangement.

Viewing

By appointment only through contacting the selling solicitors -Tel. 01261 815678 or e-mail banff@grantsmithlaw.co.uk

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



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