



**22 MACDONALD ROAD,  
BANFF, AB45 1FU**



**MODERN 2 BEDROOM SEMI-DETACHED  
DWELLING-HOUSE WITH DRIVEWAY**

**OFFERS OVER  
£165,000**



**grantsmith**  
LAW PRACTICE  
formerly trading as Alexander George & Co



We are delighted to offer for sale this modern 2 bedroom semi-detached dwelling-house situated in a newly built area in Banff. The property comprises an open plan lounge/kitchen, W.C. on the ground floor and 2 bedrooms and bathroom on the first floor. There is an enclosed south-facing garden at rear with a shed to remain and off-street parking is provided by the driveway to front. Excellent sea-views can be seen from the front of the property.

This modern property benefits from solar panels, Smart Export Guarantee with Scottish Gas, Sky Q dish with 2 access points in lounge as well as having an electric car charging point at the front.

Banff is situated on the Moray Firth coast at the mouth of the River Deveron and is renowned for its historic tourist interest. Lying approximately 46miles from Aberdeen, Banff has 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.

Viewing is recommended to appreciate this property.

Council Tax Band: C      EPC Band: B

## ENTRY

Entry via exterior door at front into hallway. Hallway has under stairs cupboard housing electrics, doors to open plan lounge/kitchen and W.C., and stairs to first floor.

## OPEN PLAN LOUNGE/KITCHEN

21.08ft (widest) x 18.06ft (widest) (6.43m x 5.50m) approx.

Open plan L-shaped lounge and kitchen with window to front and French doors to rear. The kitchen has ample base and wall units, sink with mixer tap and drainer integrated appliances: washing machine/dryer, dishwasher, fridge freezer, oven, halogen hob and extractor fan. There is also a breakfast bar. The lounge area benefits from 2 Sky access points to allow for a different layout of furniture.





## W.C.

4.85ft x 4.64ft (1.48m x 1.41m) approx.

2 piece suite comprising W.C. and wash hand basin. Heated towel radiator and small mirrored storage cupboard. Cloakroom cupboard.



## FIRST FLOOR

Carpeted staircase to first floor landing with storage cupboard. Doors to bedrooms and bathroom and hatch access to attic.

## BATHROOM

7.71ft (widest) x 7.82ft (widest) (2.35m x 2.38m) approx.

Frosted window to rear, 3 piece suite comprising W.C., wash-hand basin and bath with overhead shower. Tall storage cupboard, small mirrored storage cupboard. Heated towel radiator.





## BEDROOM 1

13.85ft (widest) x 8.85ft (widest) (4.22m x 2.70m) approx.

Window to front, built in mirrored wardrobes and temperature/CO<sub>2</sub> meter.





## **BEDROOM 2**

11.92ft (widest) x 9.76ft (widest) (3.63m x 2.97m) approx.

Window to rear, built in mirrored wardrobes.







## OUTSIDE

Driveway to front, enclosed garden at side and rear. Rear garden is terraced and laid to lawn with garden lights. Shed to remain.





## SERVICES

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

## ENTRY

By arrangement.

## VIEWING

By appointment only through contacting the Grant Smith Law Practice -Tel. 01261 815678 or e-mail [banff@grantsmithlaw.co.uk](mailto:banff@grantsmithlaw.co.uk) - 25 High Street, Banff, AB45 1AN

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