



**4 TELFORD VIEW,
QUAYSIDE, BANFF,
AB45 1GG**



**MODERN 3 BEDROOM MID-TERRACED
DWELLING-HOUSE LOCATED ON BANFF
MARINA**

**OFFERS OVER
£240,000**



grantsmith
LAW PRACTICE
formerly trading as Alexander George & Co



We are delighted to offer for sale this modern 3 bedroom mid-terraced dwelling-house overlooking Banff marina. The property comprises an open plan Lounge and Kitchen area, Utility room and W.C. on ground floor, Lounge, Bedroom and Bathroom on first floor and 2 bedrooms (one with en-suite) on the second floor. The property benefits from a designated parking space to the side and a shared parking space to the front.

Some white goods may remain.

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 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: D

EPC Band: C

ENTRY

Entry via exterior door into entrance hallway. Hallway has storage cupboard housing boiler, and small storage cupboard under the stairs. Doors leading to open plan Lounge/Kitchen and W.C., staircase to First Floor.

OPEN PLAN LOUNGE/KITCHEN

23.43ft x 12.14ft (widest) (7.14m x 3.70m) approx.

3 windows to rear providing sea views and views over the marina and patio doors leading to outdoor terrace. Door to Utility room. Kitchen area has ample base and wall units, sink and ½ with drainer, integrated gas hob with overhead extractor fan, oven, grill, microwave and small fridge. Space for dining table. Ample sitting area in the Lounge.





UTILITY ROOM

8.50ft x 11.71ft (2.59m x 3.57m) approx.

Window to side, base and wall units, space for white goods. Some white goods may be available by separate negotiation.



W.C.

4.72ft x 4.95ft (1.44m x 1.51m) approx.

Round frosted window to side, W.C. and wash-hand basin.

FIRST FLOOR

Carpeted staircase to First Floor landing, doors leading to Lounge, Bedroom 1 and Bathroom.

LOUNGE

23.43ft x 12.5ft (7.14m x 3.81m) approx.

Window and patio doors to front leading on to balcony providing sea views and views over the marina.



BATHROOM

9.42ft x 8.10ft (2.87m x 2.47m) approx.

Frosted window to side, 4 piece suite comprising W.C., wash-hand basin built into unit with mirror and storage cupboards, bath and shower. Cupboard housing water tank and other controls. Towel rail radiator.





BEDROOM 1

8.53ft x 9.42ft (2.60m x 2.87m) approx.

Window to side, built-in mirrored wardrobes with rail and shelf.



SECOND FLOOR

Carpeted staircase to Second Floor landing. Velux window at half landing. Doors leading to Bedrooms 2 & 3.

BEDROOM 2

8.07ft (widest) x 17.85ft (widest) (2.46m x 5.44m) approx.

Window to rear.



BEDROOM 3

10.76ft (widest) x 15.12ft (widest) (3.28m x 4.61m) approx.

Window to rear built-in mirrored wardrobes with rail and shelf.
En-suite—7.28ft x 3.97ft (2.22m x 1.21m) Velux window, 3 piece suite comprising W.C., wash-hand basin and shower. Towel rail radiator.





OUTSIDE

Terraced area at rear of property. Designated parking space at side of property and shared parking space at front.





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 - 25 High Street, Banff, AB45 1AN

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