



16 BRACODEN TERRACE,
GARDENSTOWN, AB45 3ZF

OFFERS OVER £115,000
HOME REPORT VALUATION £135,000

peterkins



16 Bracoden Terrace,
Gardenstown,
AB45 3ZF

Offers Over £115,000
HOME REPORT VALUATION
£135,000

- Three bedroomed semi detached dwellinghouse
- Spacious accommodation throughout
- Oil central heating and full double glazing
- Gardens to the front and rear
- Shared Driveway providing off street parking
- Garage
- Ideal holiday home or someone looking for a buy to let investment
- Amenities close by in Banff
- Good commute base

Viewing by appointment only
telephone Peterkins Solicitors
on (01466) 799352

Description: We are delighted to offer for sale this 3 bedroomed semi detached dwellinghouse which is situated in a popular residential area of the Village of Gardenstown. The accommodation is set over 3 floors and comprises of lounge, dining kitchen, 2 bedrooms, dressing room and shower room. Benefitting from oil central heating and full double glazing, gardens to the front and rear, shared driveway to the side providing off street parking in front of the single garage which provides great additional storage space. This property would make an ideal holiday let and or someone looking for a buy to let investment. Early viewing is highly recommended to see all this property has to offer.

Location: Gardenstown is a charming fishing village in a striking location on the Moray Firth coast lying approx. 10 miles from the towns of Banff and Turriff providing you with good shopping, leisure and recreational facilities. The surrounding area has many attractions and activities to suit all tastes. Walks through woodlands, along the beautiful coastline or visit Banff marina and Macduff Marine Aquarium. The primary school is located on the outskirts of the village with secondary education provided for at Banff Academy. Aberdeen is located approx. 50 miles distant.

Directions: From Macduff travel on the A98 Fraserburgh road. Turn left onto the B9031 signposted Gardenstown, continue along this road turning left again at the next signpost for Gardenstown. Travel through the Village turning left onto Garden Terrace. Continue along here taking the second left onto Bracoden Terrace. Number 16 is located on the left hand side and is clearly identified by Peterkins For Sale Posters.

Entrance Hallway: Entered through a part opaque glazed wooden front door, the hallway gives access to the dining kitchen, stairs to the upper floor and lounge. Ceiling light fitment, smoke alarm, window to front and carpet.

Dining Kitchen: 12'11" x 12'7" (3.94m x 3.84m) Fitted with a range of base, wall and drawer units with coordinating worktop and tiled splashback. Corner display units, along with glass display units. Built in oven, ceramic hobs and a built in extractor hood above, stainless steel sink with drainer and mixer tap and space for standalone fridge freezer. Strip lights, smoke alarm, window to rear, part opaque glazed wooden door gives access to the utility area which benefits from ceiling light fitment, window to side and plumbing for washing machine. Wood effect laminate flooring.

Lounge: 18'3" x 11'11" (5.57m x 3.62m) The spacious lounge benefits from dual aspect windows with blinds which floods the room with natural light. Original feature fireplace. Ceiling light fitment, smoke alarm, television point, ample space for lounge furniture and carpet.

Stairs to Upper Floor: Carpeted staircase with wooden handrail gives access to the middle floor. The hallway gives access to 2 bedrooms and shower room. Ceiling light fitment, smoke alarm and window to rear with blind.

Shower Room: Fitted with a 2 piece suite comprising W.C, wall hung wash hand basin and walk in shower. Aqua paneled to full height in shower. Ceiling light fitment, opaque glazed window to rear, extractor fan and vinyl flooring.



Bedroom: 12'5" x 9'11" (3.78m x 3.02m) The good sized double bedroom is located to the front of the property with window. Built in bedroom furniture comprising wardrobes and drawers providing great additional storage. Ceiling light fitment, ample space for a double bed, along with a range of free standing furniture and carpet.

Bedroom: 12' x 8'4" (3.67m x 2.53m) The second good sized bedroom is also located to the front of the property with window. Built in bedroom furniture comprising wardrobes and drawers. Further 2 built in cupboards with shelving which also provides great additional storage. Ceiling light fitment, ample space for a double bed, along with a range of free standing furniture and wood effect vinyl flooring.

Dressing Room: 8'1" x 6'6" (2.46m x 1.97m) The dressing room benefits from built in wardrobes with sliding mirrored doors and hanging rails. Further area of shelving. Wooden staircase leads up the top floor. Ceiling light fitment and carpet.

Bedroom: 18'11" x 9'3" (5.77m x 2.81m) Located on the top floor and accessed from the dressing room, the bright and airy bedroom benefits from downlighters and large "Velux" window which floods the room with natural light. Ample space for a double bed, along with a range of free standing furniture, smoke alarm and carpet.

Outside: The front garden is accessed via a metal gate. Area laid to lawn with borders of established shrubs and bushes. Metal ramp gives access to the front door. There is a shared driveway to the side of the property providing off street parking in front of the garage. The garage is accessed via double wooden doors and provides great additional storage. The rear garden is fully enclosed with wooden gate giving access and is mainly laid to lawn with an area of paving slabs.



Do you want the best mortgage for you?

A Mortgage Advisor from our offices will be pleased to provide you with mortgage advice and recommendations unique to your individual circumstances. With our mortgage sourcing system we will review the best deals available from the UK's banks and building societies. For a free mortgage appointment, contact financial@peterkins.com or telephone 01466 799352. We may not be able to act for purchasers of the particular property. Authorised and Regulated by the Financial Conduct Authority. Your home may be repossessed if you do not keep up repayments on your mortgage. Written quotations are available on request.

All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

peterkins

Aberdeen | Huntly | Inverurie | Keith | Alford

Huntly

Tel 01466 799352 Fax 01466 792241 Email huntlypropshop@peterkins.com