



**14 CRAIGEN TERRACE
GARDENSTOWN
BANFF
AB45 3ZH**

**GROUND FLOOR THREE
BEDROOM FLAT**

**LOUNGE
KITCHEN
BATHROOM
THREE BEDROOMS
GARDEN & STORE
DOUBLE GLAZING
SOLID FUEL CENTRAL HEATING**

Council Tax Band Currently: **A**
EPC Band: **E**

Viewing: By contacting our
Turriff Office on **01888 562 245**



**Offers around
£73,000**



grantsmith
LAW PRACTICE

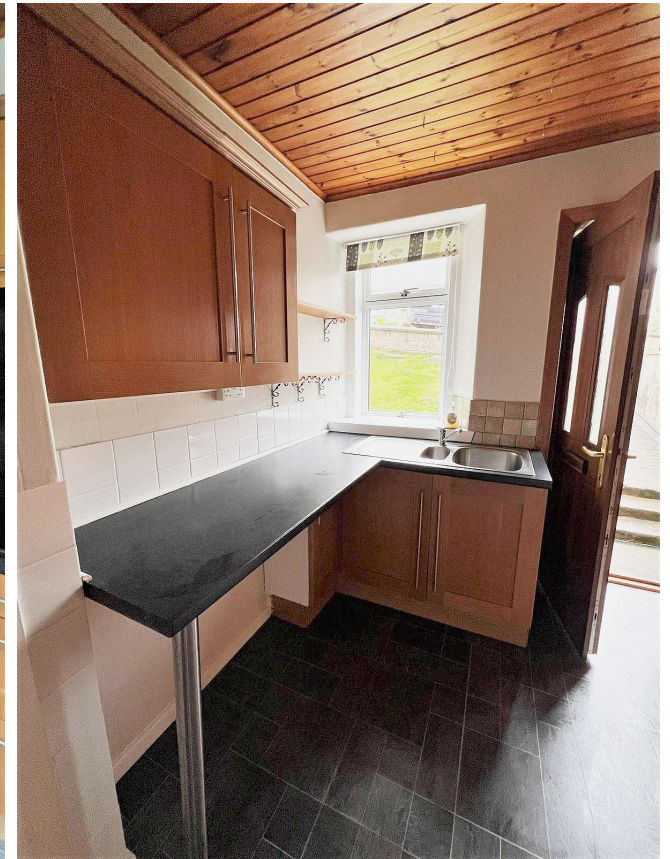
14 CRAIGEN TERRACE

We are delighted to offer for sale this extremely spacious ground floor flat situated in the picturesque village of Gardenstown. Stunning views from the rear windows look down onto the harbour and over Moray Firth. There is an excellent opportunity to alter the garden layout with the upper flat to include garden ground to the rear which would make an ideal patio area to full appreciate the views from the property, overlooking the village.

The property benefits from Solid fuel Central Heating and Double Glazing throughout.

The property boasts generous room sizes and has been recently decorated throughout in neutral tones. This coupled with the panoramic views makes it well worth viewing. This would make an ideal family home or holiday accommodation.





KITCHEN

3.18 x 3.13m

Fitted with an excellent range of base and wall units contrasting worktops and stainless steel sink. Integrated fridge, freezer, oven and microwave, ceramic hob with extractor hood above. Breakfast bar. Built-in shelved cupboard with space for washing machine. Front facing window. Door to the Lounge.



LOUNGE

4.88 x 3.28m

Window to the rear of the property, providing stunning sea views. Inset coal fire with wooden mantle. Alcoves with display shelving. Wood-effect laminate flooring. Door to Hallway.

HALLWAY

Access to the Bathroom and 3 Bedrooms. The electric meter and fuse box are wall-mounted in this area. Fixed shelving.



BATHROOM

Fitted with a white three-piece suite comprising W.C., wash hand basin and bathtub, with electric shower and glazed screed above. Front facing frosted glazed window.



BEDROOM ONE

4.66 x 3.09m

Double bedroom with front facing window. Fitted carpet and radiator.



BEDROOM TWO

3.62 x 3.28m

Rear facing window with sea views. Radiator.

BEDROOM THREE

3.60 x 2.74m

Rear facing window with sea views. Fitted carpet and radiator.

OUTSIDE

The garden lies to the front of the property which is mainly laid with grass. Access to the adjoining outhouse/store, which has power and light.

ADDITIONAL INFORMATION

The property comes with the opportunity to alter the garden layout with the upper flat to include garden ground to the rear of the property which boasts excellent views over the village and the Moray Firth. This would make for an idea patio area.

All floor coverings, curtains, blinds, light fittings and some white goods are to be included in the sale.

No warranty of provided for any white goods which remain.

IMPORTANT INFORMATION

These particulars do not constitute any part of an offer or contract. All statements contained therein while believed to be correct are not guaranteed. All measurements are approximate, intending purchasers must satisfy themselves by inspection or otherwise, as to the accuracy of each of the statements contained within these particulars.

